HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: June 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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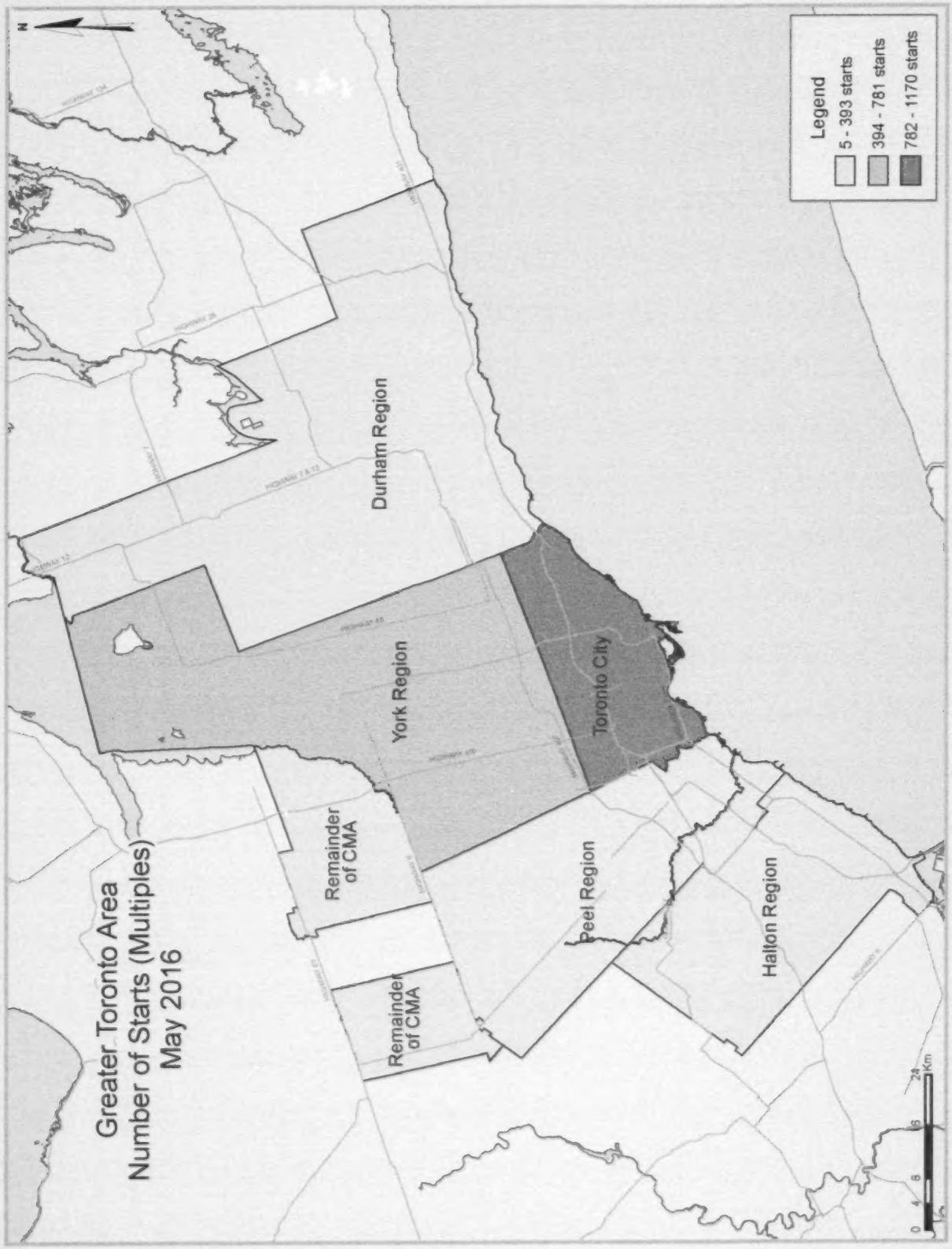
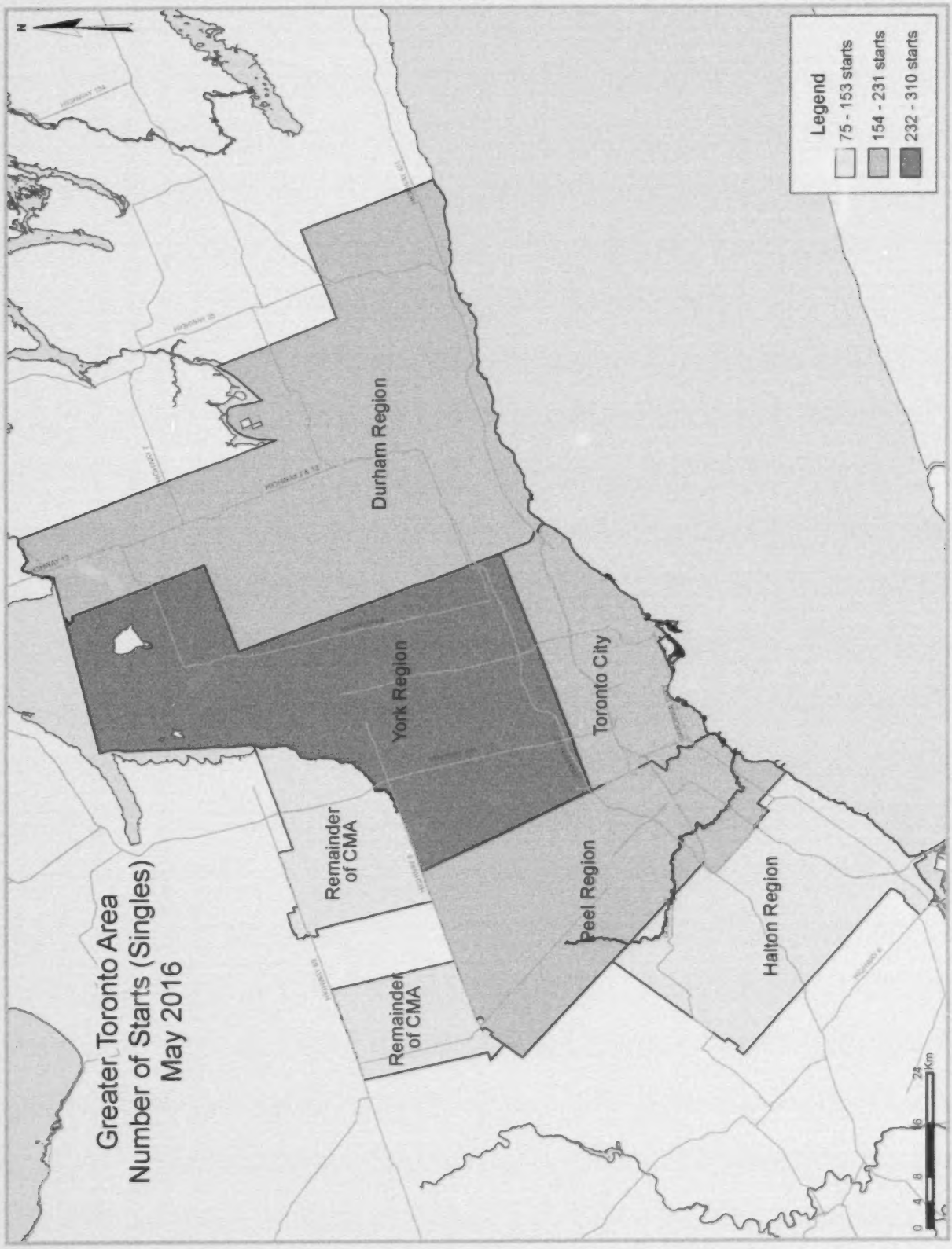
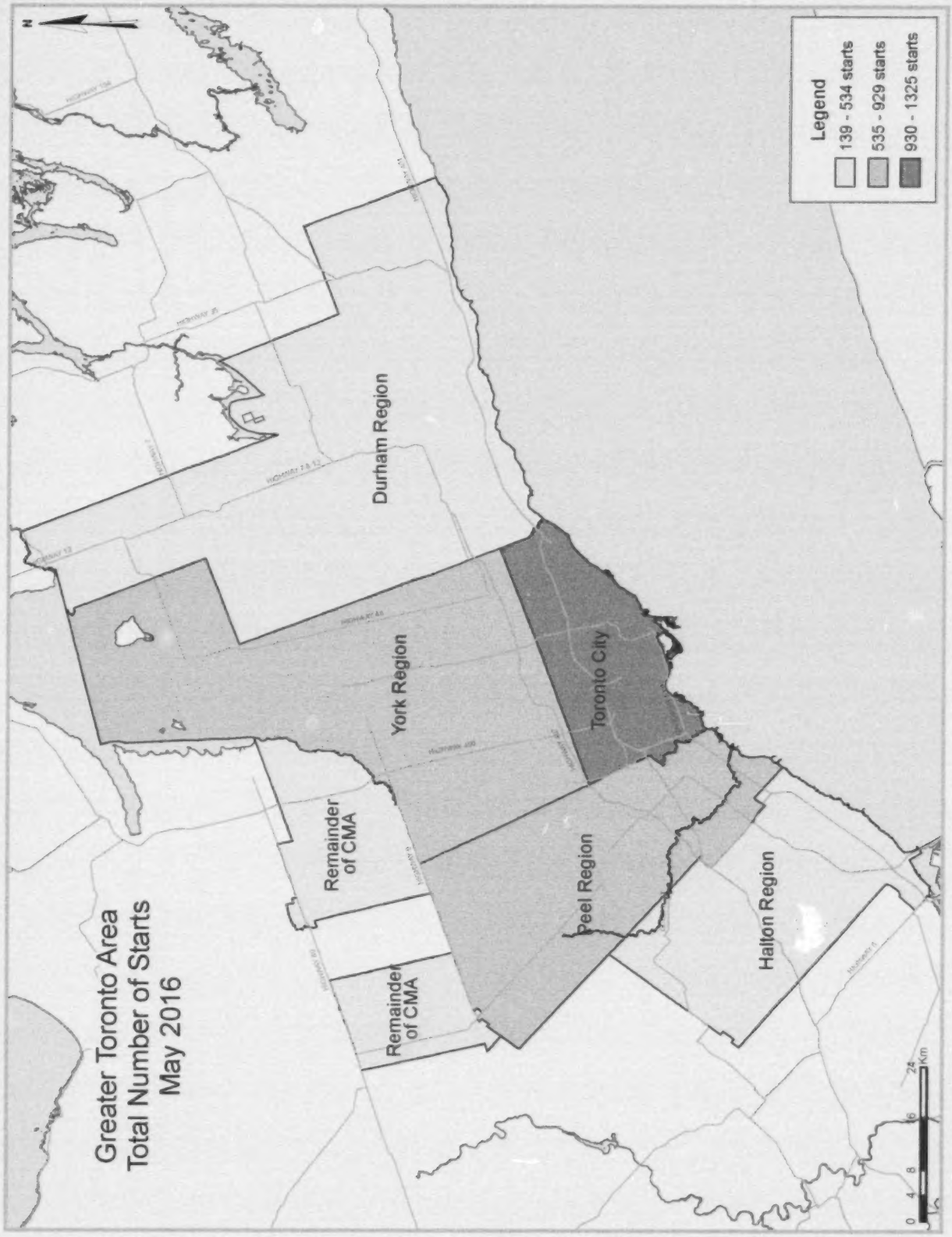
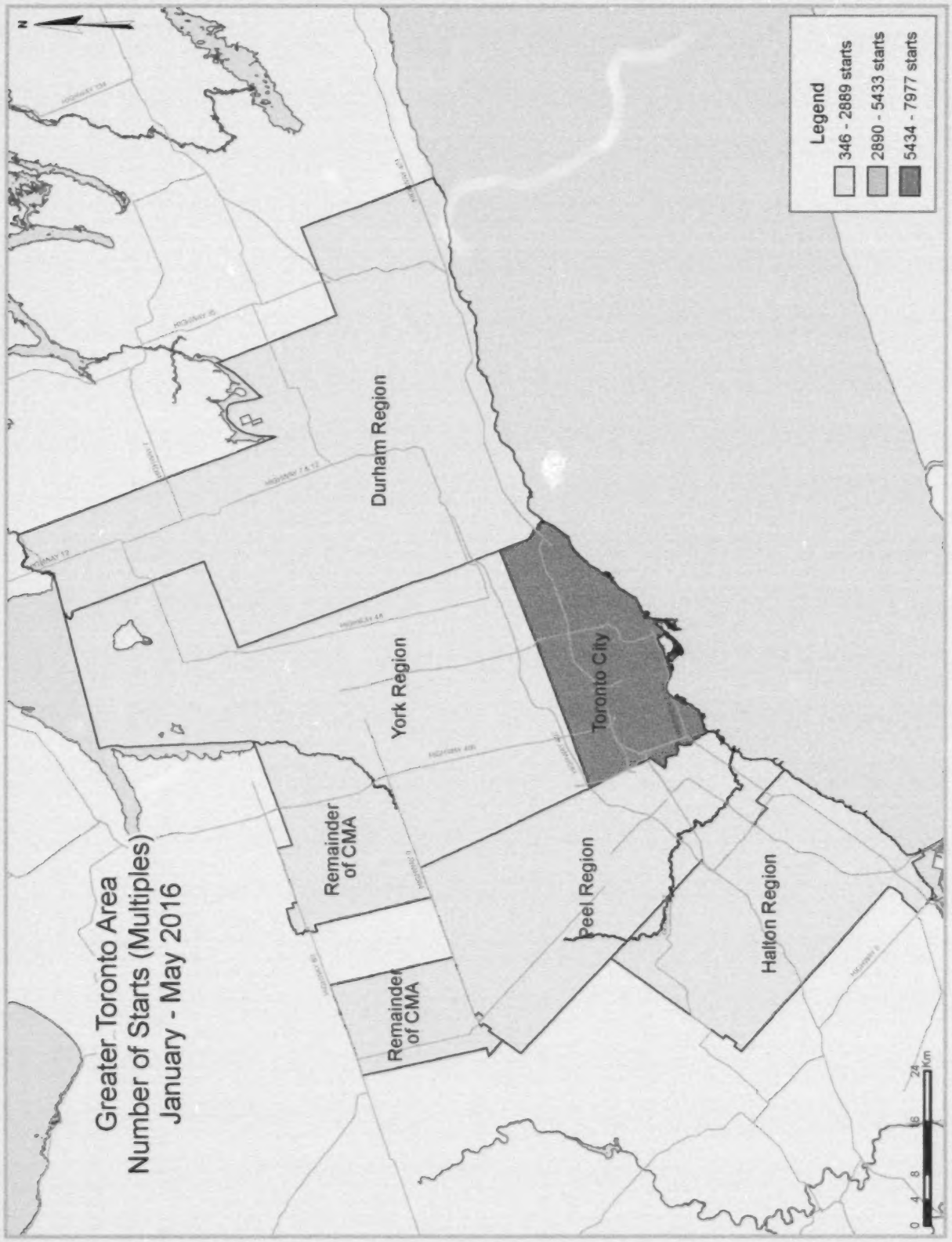
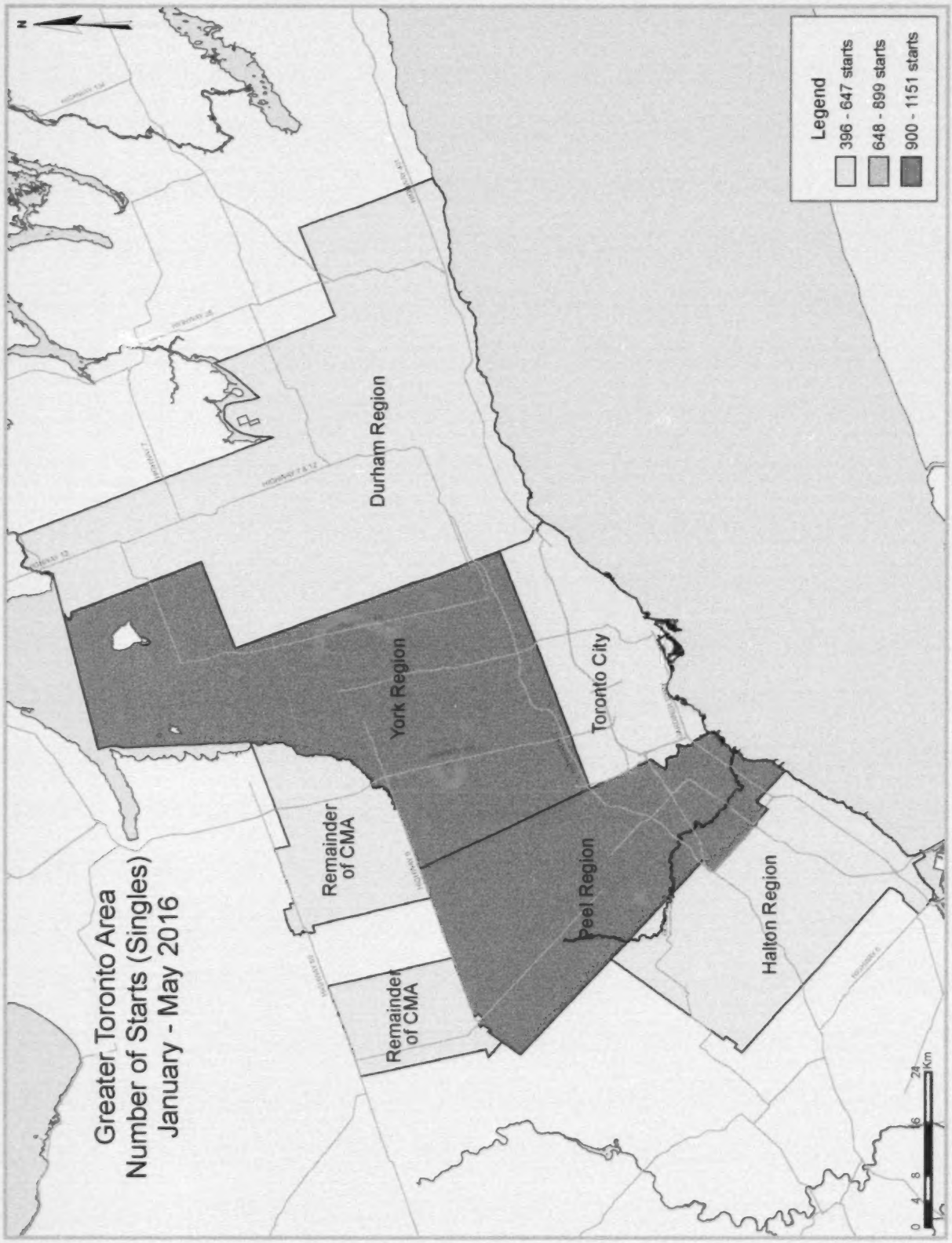
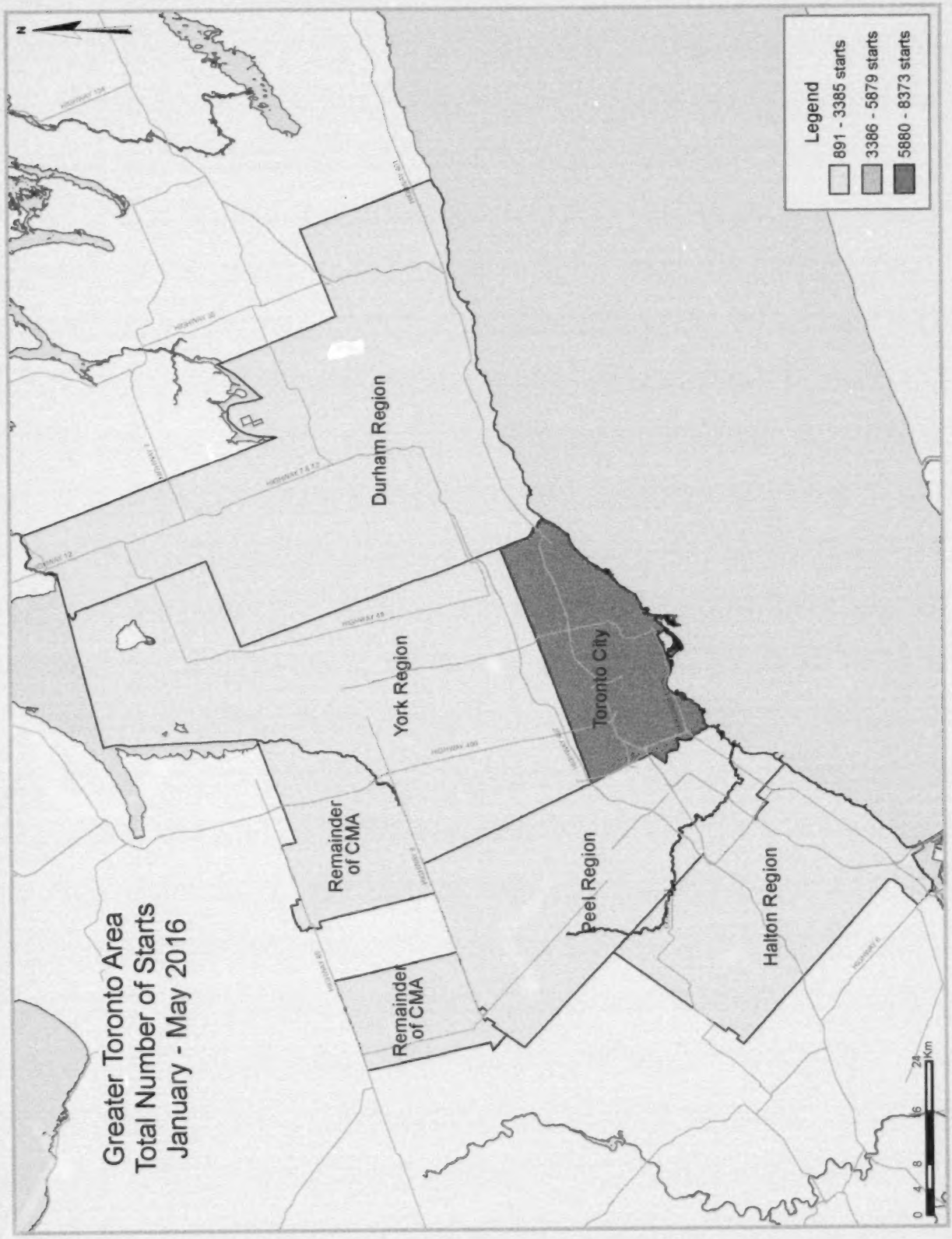

Greater Toronto Area
Number of Starts (Multiples)
May 2016
Legend
5 - 393 starts
394 - 781 starts
782 - 1170 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24 Km

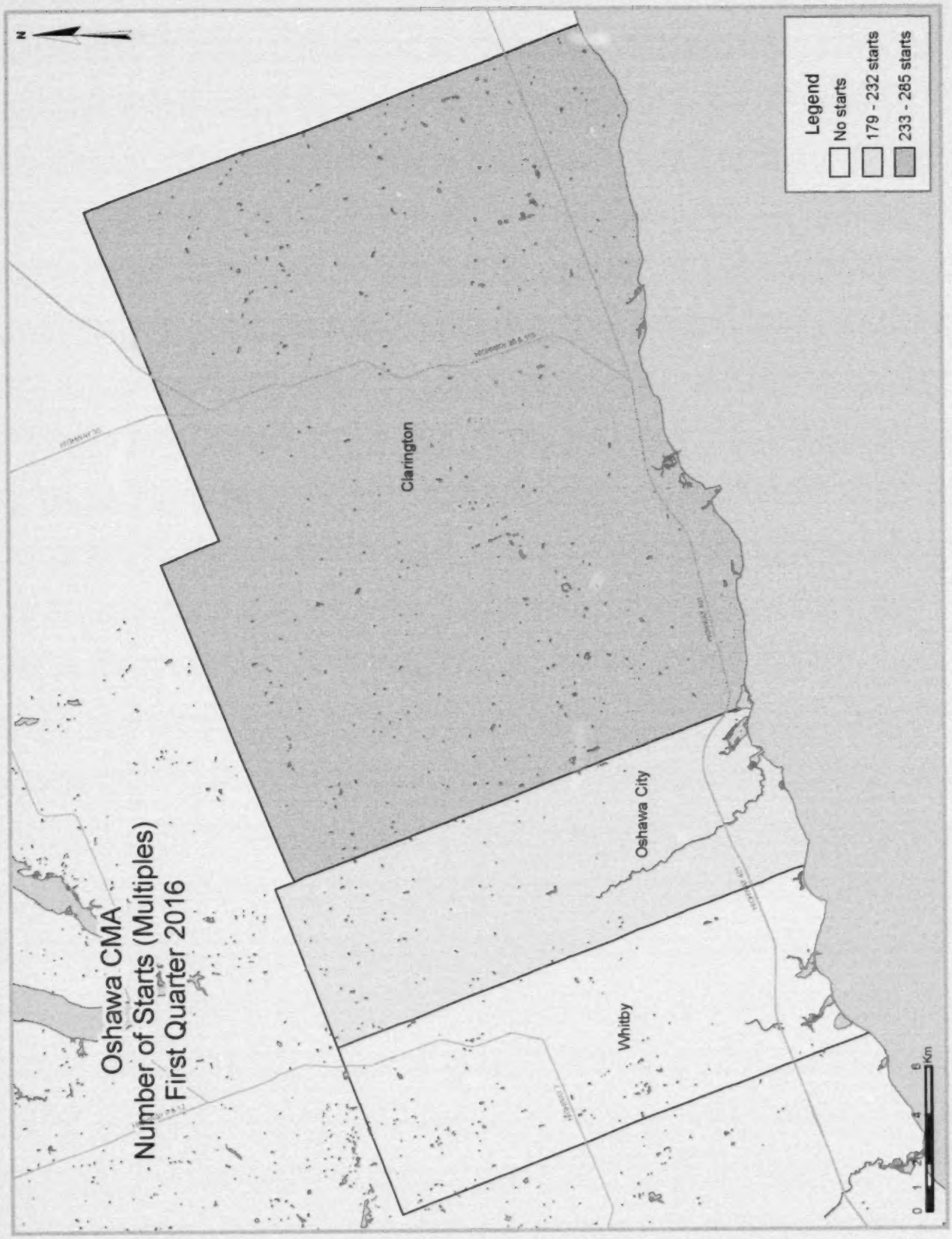

Greater Toronto Area
Number of Starts (Singles)
May 2016
Legend
75 - 153 starts
154 - 231 starts
232 - 310 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

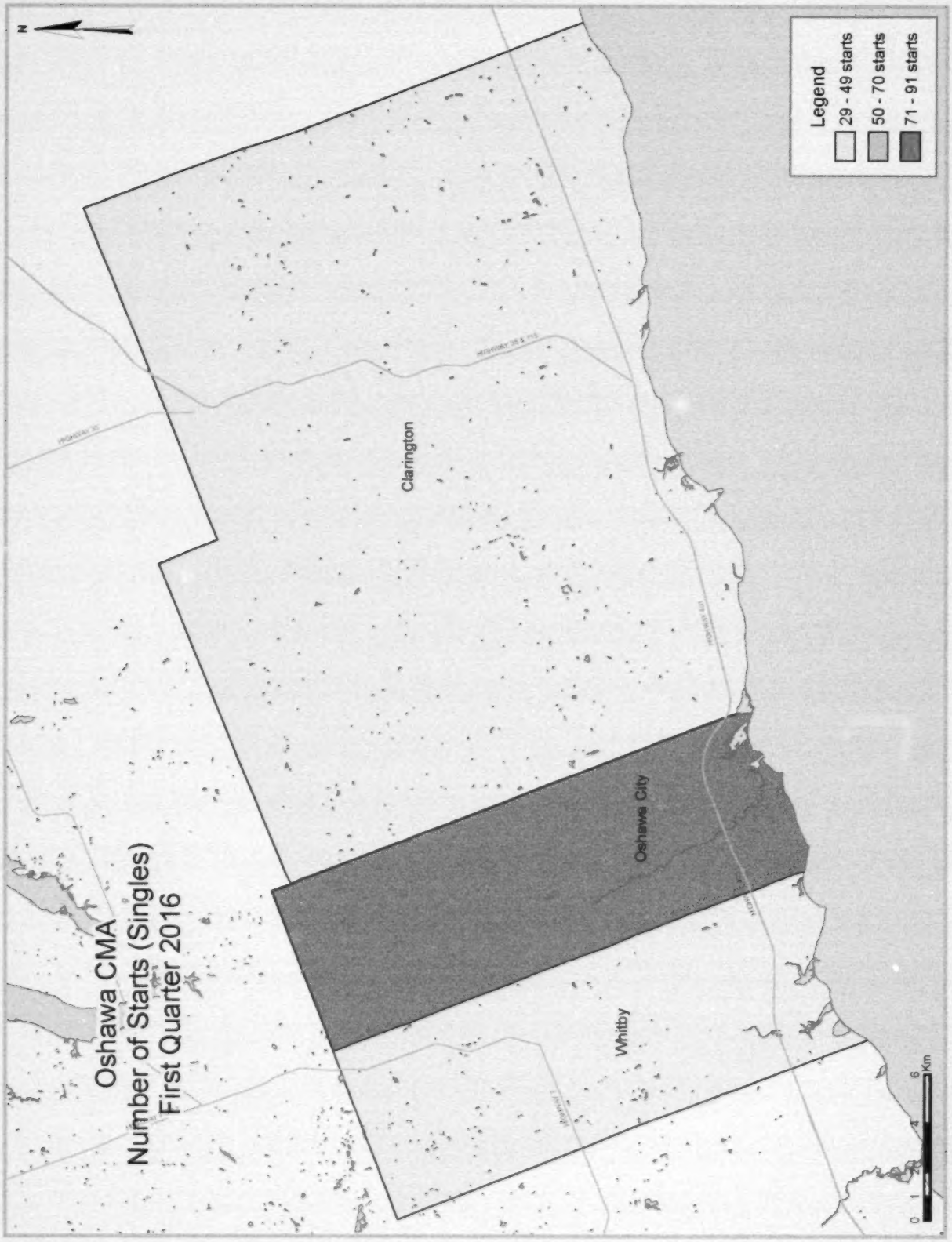

Greater Toronto Area
Total Number of Starts
May 2016
Legend
139 - 534 starts
535 - 929 starts
930 - 1325 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

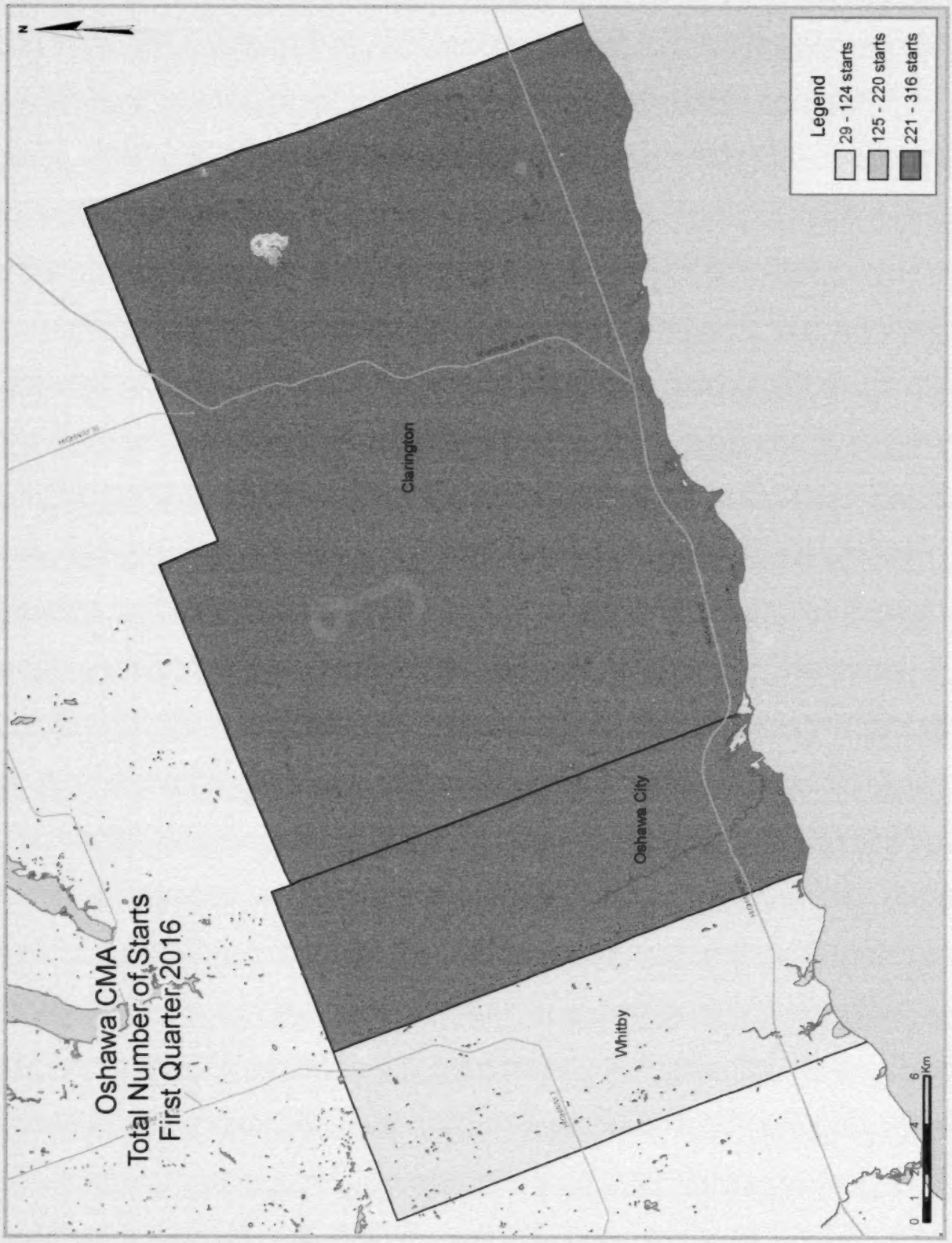

Greater Toronto Area
Number of Starts (Multiples)
January - May 2016
Legend
346 - 2889 starts
2890 - 5433 starts
5434 - 7977 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

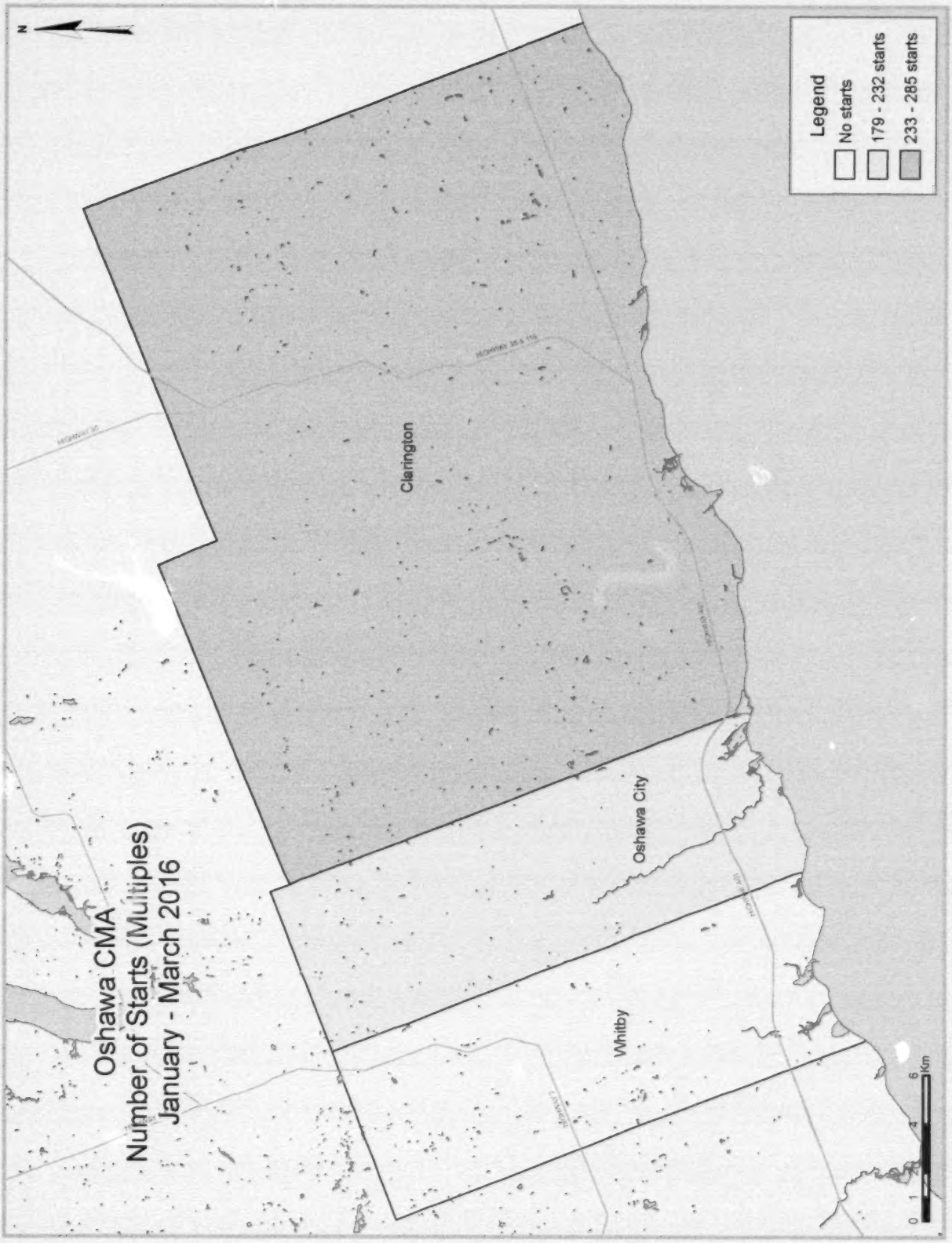

Greater Toronto Area
Number of Starts (Singles)
January - May 2016
Legend
396 - 647 starts
648 - 899 starts
900 - 1151 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

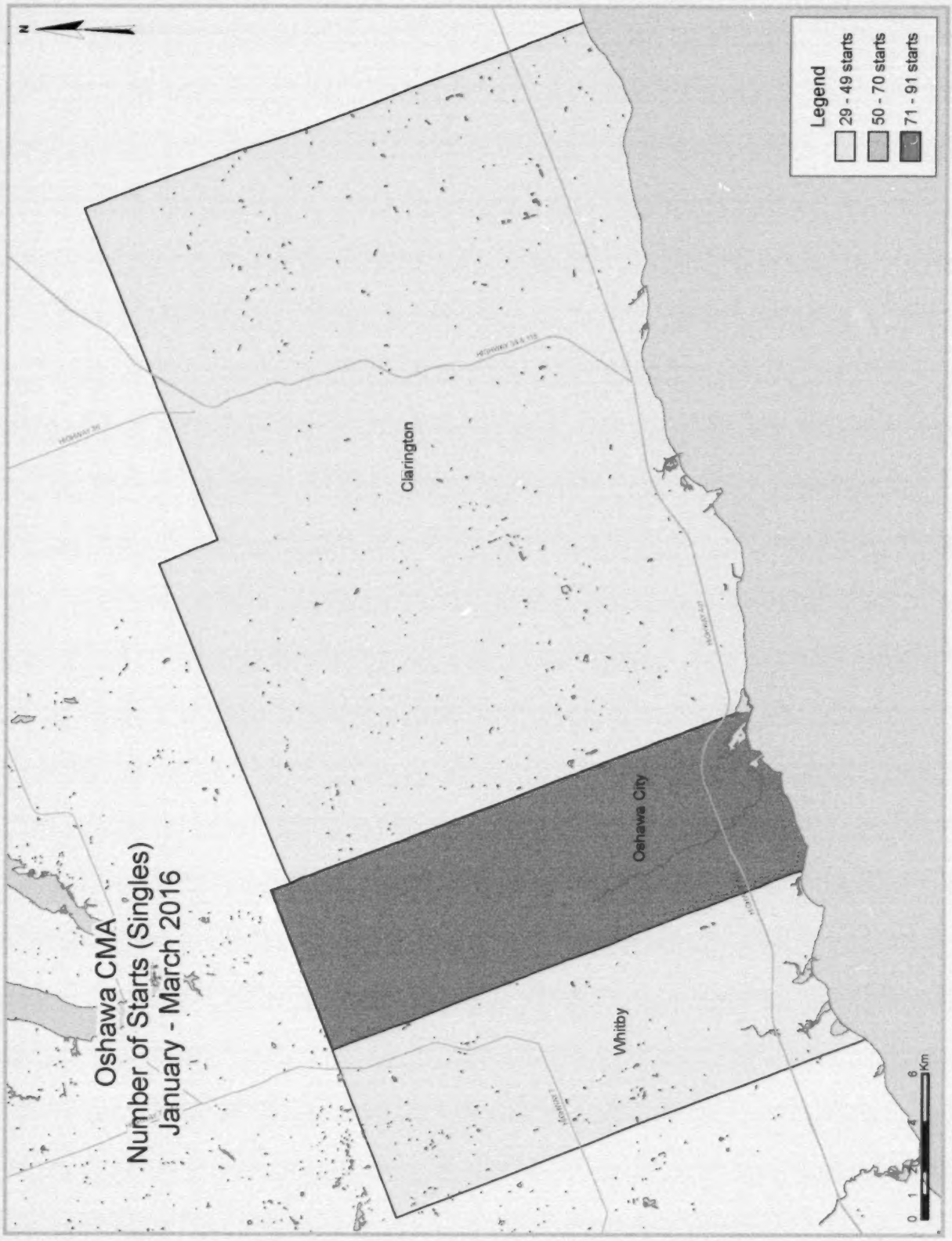

Greater Toronto Area
Total Number of Starts
January - May 2016
Legend
891 - 3385 starts
3386 - 5879 starts
5880 - 8373 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

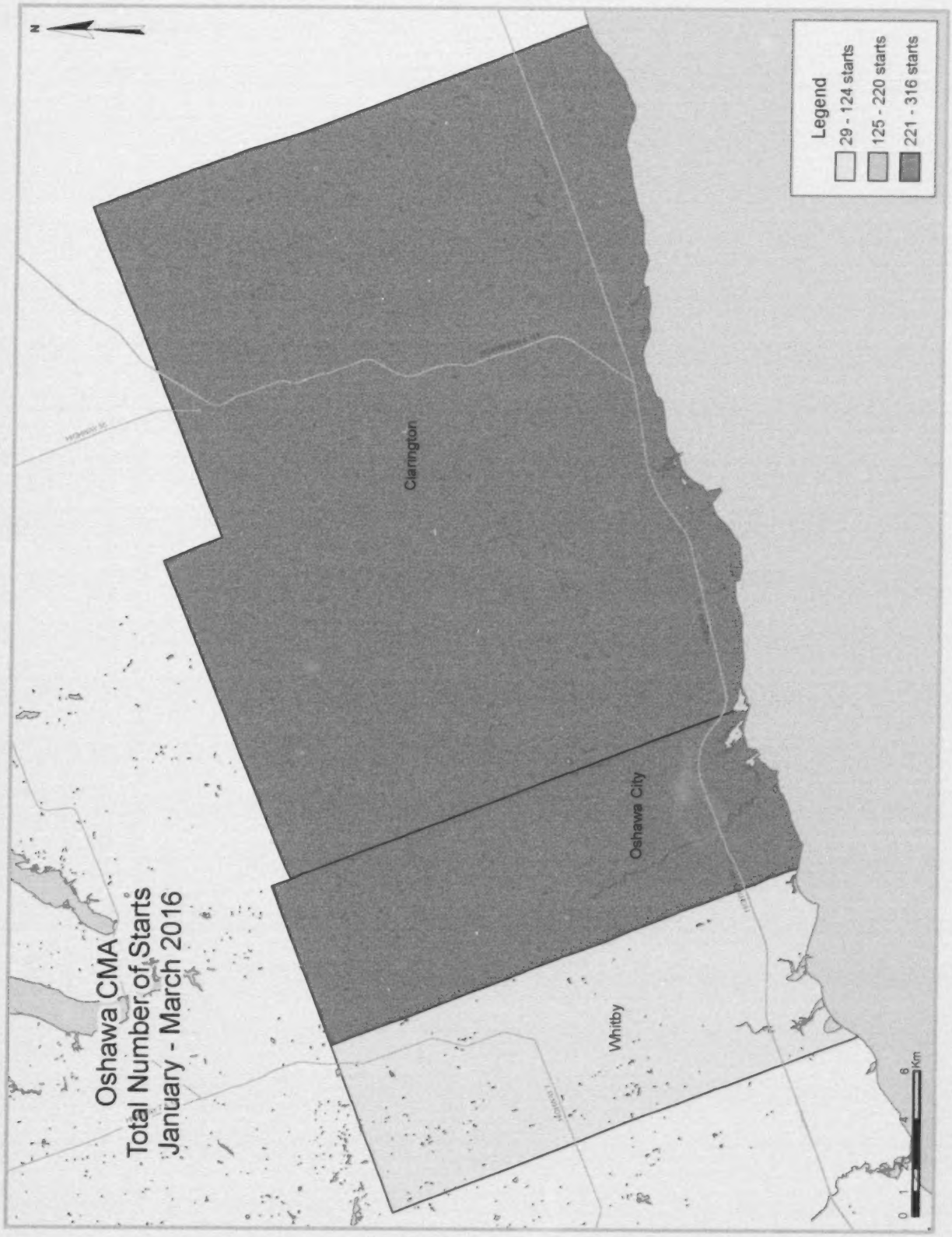

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2016
Clarington
Oshawa City
Whitby
Legend
No starts
179 - 232 starts
233 - 285 starts
N
0
6
Km


Oshawa CMA
Number of Starts (Singles)
First Quarter 2016
Legend
29 - 49 starts
50 - 70 starts
71 - 91 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2016
Legend
29 - 124 starts
125 - 220 starts
221 - 316 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2016
Legend
No starts
179 - 232 starts
233 - 285 starts
Clarington
Oshawa City
Whitby
N
0
6
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2016
Legend
29 - 49 starts
50 - 70 starts
71 - 91 starts
Clarington
Oshawa City
Whitby
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
January - March 2016
Legend
29 - 124 starts
125 - 220 starts
221 - 316 starts
Clarington
Oshawa City
Whitby
N
0
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) May 2016		
Toronto CMA[1]	April 2016	May 2016
Trend[2]	41,634	37,324
SAAR	37,359	33,103
	May 2015	May 2016
Actual		
May - Single-Detached	1,060	934
May - Multiples	3,929	1,987
May - Total	4,989	2,921
January to May - Single-Detached	3,121	3,601
January to May - Multiples	13,384	11,832
January to May - Total	16,505	15,433

Table 1b: Housing Starts (SAAR and Trend) May 2016		
Oshawa CMA[1]	April 2016	May 2016
Trend[2]	2,433	2,532
SAAR	2,443	2,348
	May 2015	May 2016
Actual		
May - Single-Detached	199	126
May - Multiples	69	90
May - Total	268	216
January to May - Single-Detached	425	351
January to May - Multiples	493	646
January to May - Total	918	997

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	934	102	401	0	32	1,227	0	225	2,921
May 2015	1,060	36	588	0	295	2,904	7	99	4,989
% Change	-11.9	183.3	-31.8	n/a	-89.2	-57.7	-100.0	127.3	-41.5
Year-to-date 2016	3,587	306	1,785	14	239	7,880	49	1,573	15,433
Year-to-date 2015	3,120	368	1,448	1	519	10,519	35	495	16,505
% Change	15.0	-16.8	23.3	**	-53.9	-25.1	40.0	**	-6.5
UNDER CONSTRUCTION									
May 2016	8,933	982	4,460	41	1,214	44,042	109	5,688	65,469
May 2015	6,746	922	2,787	9	1,277	42,642	43	2,727	57,153
% Change	32.4	6.5	60.0	**	-4.9	3.3	153.5	108.6	14.6
COMPLETIONS									
May 2016	811	86	175	3	43	2,032	14	350	3,514
May 2015	576	176	191	0	28	2,758	0	5	3,734
% Change	40.8	-51.1	-8.4	n/a	53.6	-26.3	n/a	**	-5.9
Year-to-date 2016	4,138	490	1,572	12	425	7,126	14	1,067	14,844
Year-to-date 2015	3,543	690	1,415	8	179	21,604	2	924	28,365
% Change	16.8	-29.0	11.1	50.0	137.4	-67.0	**	15.5	-47.7
COMPLETED & NOT ABSORBED									
May 2016	235	21	56	0	19	1,457	n/a	n/a	1,788
May 2015	226	14	91	1	33	2,803	n/a	n/a	3,168
% Change	4.0	50.0	-38.5	-100.0	-42.4	-48.0	n/a	n/a	-43.6
ABSORBED									
May 2016	813	86	177	4	43	1,926	n/a	n/a	3,049
May 2015	583	180	190	1	44	1,942	n/a	n/a	2,940
% Change	39.5	-52.2	-6.8	**	-2.3	-0.8	n/a	n/a	3.7
Year-to-date 2016	4,185	487	1,578	12	431	7,613	n/a	n/a	14,306
Year-to-date 2015	3,533	703	1,399	7	174	19,718	n/a	n/a	25,534
% Change	18.5	-30.7	12.8	71.4	147.7	-61.4	n/a	n/a	-44.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	126	8	73	0	9	0	0	0	216
May 2015	199	6	59	0	4	0	0	0	268
% Change	-36.7	33.3	23.7	n/a	125.0	n/a	n/a	n/a	-19.4
Year-to-date 2016	351	26	222	0	9	150	2	237	997
Year-to-date 2015	425	6	102	0	65	0	0	320	918
% Change	-17.4	**	117.6	n/a	-86.2	n/a	n/a	-25.9	8.6
UNDER CONSTRUCTION									
May 2016	835	28	260	0	169	282	0	822	2,396
May 2015	664	8	200	0	161	0	3	500	1,536
% Change	25.8	**	30.0	n/a	5.0	n/a	-100.0	64.4	56.0
COMPLETIONS									
May 2016	82	2	4	0	0	0	0	0	88
May 2015	118	0	0	0	0	0	1	0	119
% Change	-30.5	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	-26.1
Year-to-date 2016	505	18	157	0	102	0	0	198	980
Year-to-date 2015	413	0	46	0	0	0	1	72	532
% Change	22.3	n/a	**	n/a	n/a	n/a	-100.0	175.0	84.2
COMPLETED & NOT ABSORBED									
May 2016	27	2	0	0	0	0	n/a	n/a	29
May 2015	27	0	0	0	0	0	n/a	n/a	27
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	7.4
ABSORBED									
May 2016	82	2	4	0	0	0	n/a	n/a	88
May 2015	118	0	0	0	0	0	n/a	n/a	118
% Change	-30.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-25.4
Year-to-date 2016	506	16	157	0	102	0	n/a	n/a	781
Year-to-date 2015	414	0	46	0	0	0	n/a	n/a	460
% Change	22.2	n/a	**	n/a	n/a	n/a	n/a	n/a	69.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	919	108	471	0	41	1,227	0	225	2,991
May 2015	1,209	48	640	0	299	2,904	7	99	5,206
% Change	-24.0	125.0	-26.4	n/a	-86.3	-57.7	-100.0	127.3	-42.5
Year-to-date 2016	3,416	230	1,801	12	248	8,184	14	1,809	15,714
Year-to-date 2015	3,424	352	1,497	1	577	10,471	35	815	17,172
% Change	-0.2	-34.7	20.3	**	-57.0	-21.8	-60.0	122.0	-8.5
UNDER CONSTRUCTION									
May 2016	8,978	864	4,350	33	1,388	44,813	72	6,662	67,160
May 2015	7,213	916	2,914	7	1,455	42,718	46	3,382	58,651
% Change	24.5	-5.7	49.3	**	-4.6	4.9	56.5	97.0	14.5
COMPLETIONS									
May 2016	832	82	137	0	34	2,032	14	350	3,481
May 2015	634	166	178	0	42	2,758	1	120	3,899
% Change	31.2	-50.6	-23.0	n/a	-19.0	-26.3	**	191.7	-10.7
Year-to-date 2016	4,293	494	1,683	1	526	7,148	14	1,264	15,423
Year-to-date 2015	3,652	674	1,449	3	212	21,604	3	1,111	28,708
% Change	17.6	-26.7	16.1	-66.7	148.1	-66.9	**	13.8	-46.3
COMPLETED & NOT ABSORBED									
May 2016	257	24	40	0	19	1,456	n/a	n/a	1,796
May 2015	260	14	78	1	33	2,785	n/a	n/a	3,171
% Change	-1.2	71.4	-48.7	-100.0	-42.4	-47.7	n/a	n/a	-43.4
ABSORBED									
May 2016	827	82	139	0	34	1,926	n/a	n/a	3,008
May 2015	640	170	177	1	58	1,942	n/a	n/a	2,988
% Change	29.2	-51.8	-21.5	-100.0	-41.4	-0.8	n/a	n/a	0.7
Year-to-date 2016	4,328	489	1,689	1	532	7,618	n/a	n/a	14,657
Year-to-date 2015	3,632	685	1,430	2	207	19,718	n/a	n/a	25,674
% Change	19.2	-28.6	18.1	-50.0	157.0	-61.4	n/a	n/a	-42.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2016	155	6	0	0	0	1,164	0	0	1,325
May 2015	124	0	43	0	0	922	7	99	1,195
York Region									
May 2016	310	28	144	0	32	0	0	225	739
May 2015	415	20	259	0	34	461	0	0	1,189
Peel Region									
May 2016	220	44	212	0	0	63	0	0	539
May 2015	361	16	216	0	233	1,019	0	0	1,845
Halton Region									
May 2016	75	22	42	0	0	0	0	0	139
May 2015	61	0	26	0	0	502	0	0	589
Durham Region									
May 2016	159	8	73	0	9	0	0	0	249
May 2015	248	12	96	0	32	0	0	0	388
Toronto CMA									
May 2016	934	102	401	0	32	1,227	0	225	2,921
May 2015	1,060	36	588	0	295	2,904	7	99	4,989
Oshawa CMA									
May 2016	126	8	73	0	9	0	0	0	216
May 2015	199	6	59	0	4	0	0	0	268
Greater Toronto Area									
May 2016	919	108	471	0	41	1,227	0	225	2,991
May 2015	1,209	48	640	0	299	2,904	7	99	5,206

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2016	1,696	128	545	2	368	32,134	36	4,692	39,601
May 2015	1,450	176	491	6	204	32,432	25	2,192	36,976
York Region									
May 2016	2,596	142	1,404	2	243	6,780	0	577	11,744
May 2015	1,984	84	976	1	280	5,820	0	273	9,418
Peel Region									
May 2016	2,706	512	1,242	24	487	2,806	36	416	8,229
May 2015	1,864	566	938	0	511	2,375	18	262	6,534
Halton Region									
May 2016	860	44	789	4	72	2,642	0	155	4,566
May 2015	817	40	207	0	213	2,091	0	155	3,523
Durham Region									
May 2016	1,120	38	370	1	218	451	0	822	3,020
May 2015	1,098	50	302	0	247	0	3	500	2,200
Toronto CMA									
May 2016	8,933	982	4,460	41	1,214	44,042	109	5,688	65,469
May 2015	6,746	922	2,787	9	1,277	42,642	43	2,727	57,153
Oshawa CMA									
May 2016	835	28	260	0	169	282	0	822	2,396
May 2015	664	8	200	0	161	0	3	500	1,536
Greater Toronto Area									
May 2016	8,978	864	4,350	33	1,388	44,813	72	6,662	67,160
May 2015	7,213	916	2,914	7	1,455	42,718	46	3,382	58,651

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket May 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2016	86	2	4	0	0	1,672	14	145	1,923
May 2015	72	20	17	0	0	2,348	0	2	2,459
York Region									
May 2016	185	12	22	0	16	14	0	0	249
May 2015	176	52	80	0	0	292	0	3	603
Peel Region									
May 2016	300	64	32	0	0	12	0	205	613
May 2015	137	80	47	0	22	118	0	0	404
Halton Region									
May 2016	132	0	50	0	18	334	0	0	534
May 2015	85	14	23	0	14	0	0	115	251
Durham Region									
May 2016	129	4	29	0	0	0	0	0	162
May 2015	164	0	11	0	6	0	1	0	182
Toronto CMA									
May 2016	811	86	175	3	43	2,032	14	350	3,514
May 2015	576	176	191	0	28	2,758	0	5	3,734
Oshawa CMA									
May 2016	82	2	4	0	0	0	0	0	88
May 2015	118	0	0	0	0	0	1	0	119
Greater Toronto Area									
May 2016	832	82	137	0	34	2,032	14	350	3,481
May 2015	634	166	178	0	42	2,758	1	120	3,899

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2016	160	11	18	0	19	1,276	n/a	n/a	1,484
May 2015	138	8	30	1	19	2,583	n/a	n/a	2,779
York Region									
May 2016	40	10	0	0	0	127	n/a	n/a	177
May 2015	44	6	19	0	11	202	n/a	n/a	282
Peel Region									
May 2016	1	0	22	0	0	0	n/a	n/a	23
May 2015	15	0	22	0	0	0	n/a	n/a	37
Halton Region									
May 2016	28	1	0	0	0	53	n/a	n/a	82
May 2015	26	0	3	0	0	0	n/a	n/a	29
Durham Region									
May 2016	28	2	0	0	0	0	n/a	n/a	30
May 2015	37	0	4	0	3	0	n/a	n/a	44
Toronto CMA									
May 2016	235	21	56	0	19	1,457	n/a	n/a	1,788
May 2015	226	14	91	1	33	2,803	n/a	n/a	3,168
Oshawa CMA									
May 2016	27	2	0	0	0	0	n/a	n/a	29
May 2015	27	0	0	0	0	0	n/a	n/a	27
Greater Toronto Area									
May 2016	257	24	40	0	19	1,456	n/a	n/a	1,796
May 2015	260	14	78	1	33	2,785	n/a	n/a	3,171

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2016	82	2	6	0	0	1,599	n/a	n/a	1,689
May 2015	78	24	21	1	10	1,539	n/a	n/a	1,673
York Region									
May 2016	185	12	22	0	16	14	n/a	n/a	249
May 2015	177	52	80	0	6	285	n/a	n/a	600
Peel Region									
May 2016	300	64	32	0	0	12	n/a	n/a	408
May 2015	136	80	42	0	22	118	n/a	n/a	398
Halton Region									
May 2016	131	0	50	0	18	301	n/a	n/a	500
May 2015	86	14	23	0	14	0	n/a	n/a	137
Durham Region									
May 2016	129	4	29	0	0	0	n/a	n/a	162
May 2015	163	0	11	0	6	0	n/a	n/a	180
Toronto CMA									
May 2016	813	86	177	4	43	1,926	n/a	n/a	3,049
May 2015	583	180	190	1	44	1,942	n/a	n/a	2,940
Oshawa CMA									
May 2016	82	2	4	0	0	0	n/a	n/a	88
May 2015	118	0	0	0	0	0	n/a	n/a	118
Greater Toronto Area									
May 2016	827	82	139	0	34	1,926	n/a	n/a	3,008
May 2015	640	170	177	1	58	1,942	n/a	n/a	2,988

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Toronto City	155	124	6	0	0	50	1,164	1,021	1,325	1,195	10.9
Toronto	12	12	0	0	0	43	712	375	724	430	68.4
East York	6	7	2	0	0	0	0	0	8	7	14.3
Etobicoke	64	28	2	0	0	0	0	626	66	654	-89.9
North York	38	64	0	0	0	7	452	20	490	91	**
Scarborough	29	8	0	0	0	0	0	0	29	8	**
York	6	5	2	0	0	0	0	0	8	5	60.0
York Region	310	415	28	20	176	279	225	475	739	1,189	-37.8
Aurora	55	75	22	0	86	34	0	0	163	109	49.5
East Gwillimbury	0	2	0	0	0	0	0	0	0	2	-100.0
Georgina Township	26	7	0	0	0	0	0	0	26	7	**
King Township	55	22	0	0	0	0	0	0	55	22	150.0
Markham	2	82	0	16	13	38	0	0	15	136	-89.0
Newmarket	24	0	2	0	16	0	225	0	267	0	n/a
Richmond Hill	88	50	4	0	23	136	0	0	115	186	-38.2
Vaughan	17	172	0	4	32	10	0	451	49	637	-92.3
Whitchurch-Stouffville	43	5	0	0	6	61	0	24	49	90	-45.6
Peel Region	220	361	44	16	212	449	63	1,019	539	1,845	-70.8
Brampton	159	256	20	8	98	355	0	0	277	619	-55.3
Caledon	46	91	14	8	0	0	0	0	60	99	-39.4
Mississauga	15	14	10	0	114	94	63	1,019	202	1,127	-82.1
Halton Region	75	61	22	0	42	26	0	502	139	589	-76.4
Burlington	2	6	0	0	0	0	0	0	2	6	-66.7
Halton Hills	16	47	0	0	7	0	0	0	23	47	-51.1
Milton	4	1	0	0	0	6	0	75	4	82	-95.1
Oakville	53	7	22	0	35	20	0	427	110	454	-75.8
Durham Region	159	248	8	12	82	128	0	0	249	388	-35.8
Ajax	28	31	0	0	0	28	0	0	28	59	-52.5
Brock	0	0	0	6	0	0	0	0	0	6	-100.0
Clarington	55	46	0	0	9	4	0	0	64	50	28.0
Oshawa	57	143	8	6	43	55	0	0	108	204	-47.1
Pickering	3	12	0	0	0	10	0	0	3	22	-86.4
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	0	6	0	0	0	27	0	0	0	33	-100.0
Whitby	14	10	0	0	30	4	0	0	44	14	**
Remainder of Toronto CMA	145	56	2	0	3	7	0	0	150	63	138.1
Bradford West Gwillimbury	66	50	0	0	0	7	0	0	66	57	15.8
Town of Mono	20	1	0	0	0	0	0	0	20	1	**
New Tecumseth	59	1	2	0	3	0	0	0	64	1	**
Orangeville	0	4	0	0	0	0	0	0	0	4	-100.0
Toronto CMA	934	1,060	102	36	433	876	1,452	3,017	2,921	4,989	-41.5
Oshawa CMA	126	199	8	6	82	63	0	0	216	268	-19.4
Greater Toronto Area (GTA)	919	1,209	108	48	512	932	1,452	3,017	2,991	5,206	-42.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	396	327	8	2	145	193	7,824	7,410	8,373	7,932	5.6
Toronto	61	34	0	2	37	79	4,739	5,166	4,837	5,281	-8.4
East York	18	17	4	0	0	0	0	0	22	17	29.4
Etobicoke	102	82	2	0	68	58	1,531	1,408	1,703	1,548	10.0
North York	141	153	0	0	0	41	910	422	1,051	616	70.6
Scarborough	52	29	0	0	40	15	604	321	696	365	90.7
York	22	12	2	0	0	0	40	93	64	105	-39.0
York Region	986	1,079	90	32	575	623	1,413	1,839	3,064	3,573	-14.2
Aurora	213	203	58	0	150	61	0	77	421	341	23.5
East Gwillimbury	22	49	0	0	0	0	0	0	22	49	-55.1
Georgina Township	176	35	0	0	12	12	0	0	188	47	**
King Township	94	101	0	0	6	21	0	0	100	122	-18.0
Markham	68	166	16	28	80	95	984	460	1,148	749	53.3
Newmarket	183	0	2	0	22	23	231	16	438	39	**
Richmond Hill	112	70	12	0	49	226	0	0	173	296	-41.6
Vaughan	73	409	2	4	241	70	44	1,262	360	1,745	-79.4
Whitchurch-Stouffville	45	46	0	0	15	115	154	24	214	185	15.7
Peel Region	1,151	1,006	92	290	525	730	307	1,157	2,075	3,183	-34.8
Brampton	979	793	52	262	375	550	50	138	1,456	1,743	-16.5
Caledon	120	153	24	14	16	28	0	0	160	195	-17.9
Mississauga	52	60	16	14	134	152	257	1,019	459	1,245	-63.1
Halton Region	436	402	22	2	304	163	319	686	1,081	1,253	-13.7
Burlington	14	27	0	0	0	8	154	0	168	35	**
Halton Hills	29	232	0	0	34	11	0	0	63	243	-74.1
Milton	67	72	0	2	39	113	135	207	241	394	-38.8
Oakville	326	71	22	0	231	31	30	479	609	581	4.8
Durham Region	459	611	28	26	247	274	387	320	1,121	1,231	-8.9
Ajax	73	98	0	0	16	57	0	0	89	155	-42.6
Brock	3	1	0	6	0	0	0	0	3	7	-57.1
Clarington	92	140	2	0	25	36	293	0	412	176	134.1
Oshawa	206	250	26	6	172	74	94	310	498	640	-22.2
Pickering	25	68	0	12	0	10	0	0	25	90	-72.2
Scugog	4	1	0	0	0	0	0	0	4	1	**
Uxbridge	3	18	0	2	0	40	0	0	3	60	-95.0
Whitby	53	35	0	0	34	57	0	10	87	102	-14.7
Remainder of Toronto CMA	545	150	102	38	243	58	1	48	891	294	**
Bradford West Gwillimbury	182	79	62	2	80	13	0	0	324	94	**
Town of Mono	20	1	0	0	0	0	1	0	21	1	**
New Tecumseth	332	46	40	36	113	27	0	48	485	157	**
Orangeville	11	24	0	0	50	18	0	0	61	42	45.2
Toronto CMA	3,601	3,121	314	378	1,808	1,866	9,710	11,140	15,433	16,505	-6.5
Oshawa CMA	351	425	28	6	231	167	387	320	997	918	8.6
Greater Toronto Area (GTA)	3,428	3,425	240	352	1,796	1,983	10,250	11,412	15,714	17,172	-8.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Toronto City	0	43	0	7	1,164	922	0	99
Toronto	0	43	0	0	712	296	0	79
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	626	0	0
North York	0	0	0	7	452	0	0	20
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	176	279	0	0	0	475	225	0
Aurora	86	34	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	13	38	0	0	0	0	0	0
Newmarket	16	0	0	0	0	0	225	0
Richmond Hill	23	136	0	0	0	0	0	0
Vaughan	32	10	0	0	0	451	0	0
Whitchurch-Stouffville	6	61	0	0	0	24	0	0
Peel Region	212	449	0	0	63	1,019	0	0
Brampton	98	355	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	114	94	0	0	63	1,019	0	0
Halton Region	42	26	0	0	0	502	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	7	0	0	0	0	0	0	0
Milton	0	6	0	0	0	75	0	0
Oakville	35	20	0	0	0	427	0	0
Durham Region	82	128	0	0	0	0	0	0
Ajax	0	28	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	9	4	0	0	0	0	0	0
Oshawa	43	55	0	0	0	0	0	0
Pickering	0	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	27	0	0	0	0	0	0
Whitby	30	4	0	0	0	0	0	0
Remainder of Toronto CMA	3	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	433	869	0	7	1,227	2,918	225	99
Oshawa CMA	82	63	0	0	0	0	0	0
Greater Toronto Area (GTA)	512	925	0	7	1,227	2,918	225	99

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	133	172	12	21	6,789	6,969	1,035	441
Toronto	25	79	12	0	3,704	4,745	1,035	421
East York	0	0	0	0	0	0	0	0
Etobicoke	68	58	0	0	1,531	1,408	0	0
North York	0	20	0	21	910	402	0	20
Scarborough	40	15	0	0	604	321	0	0
York	0	0	0	0	40	93	0	0
York Region	575	623	0	0	876	1,799	537	40
Aurora	150	61	0	0	0	77	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	12	0	0	0	0	0	0
King Township	6	21	0	0	0	0	0	0
Markham	80	95	0	0	678	460	306	0
Newmarket	22	23	0	0	0	0	231	16
Richmond Hill	49	226	0	0	0	0	0	0
Vaughan	241	70	0	0	44	1,238	0	24
Whitchurch-Stouffville	15	115	0	0	154	24	0	0
Peel Region	525	716	0	14	307	1,143	0	14
Brampton	375	536	0	14	50	124	0	14
Caledon	16	28	0	0	0	0	0	0
Mississauga	134	152	0	0	257	1,019	0	0
Halton Region	304	163	0	0	319	686	0	0
Burlington	0	8	0	0	154	0	0	0
Halton Hills	34	11	0	0	0	0	0	0
Milton	39	113	0	0	135	207	0	0
Oakville	231	31	0	0	30	479	0	0
Durham Region	247	274	0	0	150	0	237	320
Ajax	16	57	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	36	0	0	150	0	143	0
Oshawa	172	74	0	0	0	0	94	310
Pickering	0	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	40	0	0	0	0	0	0
Whitby	34	57	0	0	0	0	0	10
Remainder of Toronto CMA	206	58	37	0	0	48	1	0
Bradford West Gwillimbury	80	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	113	27	0	0	0	48	0	0
Orangeville	13	18	37	0	0	0	0	0
Toronto CMA	1,759	1,831	49	35	8,137	10,645	1,573	495
Oshawa CMA	231	167	0	0	150	0	237	320
Greater Toronto Area (GTA)	1,784	1,948	12	35	8,441	10,597	1,809	815

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Toronto City	161	167	1,164	922	0	106	1,325	1,195
Toronto	12	55	712	296	0	79	724	430
East York	8	7	0	0	0	0	8	7
Etobicoke	66	28	0	626	0	0	66	654
North York	38	64	452	0	0	27	490	91
Scarborough	29	8	0	0	0	0	29	8
York	8	5	0	0	0	0	8	5
York Region	482	694	32	495	225	0	739	1,189
Aurora	163	109	0	0	0	0	163	109
East Gwillimbury	0	2	0	0	0	0	0	2
Georgina Township	26	7	0	0	0	0	26	7
King Township	55	22	0	0	0	0	55	22
Markham	15	136	0	0	0	0	15	136
Newmarket	42	0	0	0	225	0	267	0
Richmond Hill	115	186	0	0	0	0	115	186
Vaughan	17	186	32	451	0	0	49	637
Whitchurch-Stouffville	49	46	0	44	0	0	49	90
Peel Region	476	593	63	1,252	0	0	539	1,845
Brampton	277	480	0	139	0	0	277	619
Caledon	60	99	0	0	0	0	60	99
Mississauga	139	14	63	1,113	0	0	202	1,127
Halton Region	139	87	0	502	0	0	139	589
Burlington	2	6	0	0	0	0	2	6
Halton Hills	23	47	0	0	0	0	23	47
Milton	4	7	0	75	0	0	4	82
Oakville	110	27	0	427	0	0	110	454
Durham Region	240	356	9	32	0	0	249	388
Ajax	28	31	0	28	0	0	28	59
Brock	0	6	0	0	0	0	0	6
Clarington	55	50	9	0	0	0	64	50
Oshawa	108	204	0	0	0	0	108	204
Pickering	3	22	0	0	0	0	3	22
Scugog	2	0	0	0	0	0	2	0
Uxbridge	0	33	0	0	0	0	0	33
Whitby	44	10	0	4	0	0	44	14
Remainder of Toronto CMA	150	63	0	0	0	0	150	63
Bradford West Gwillimbury	66	57	0	0	0	0	66	57
Town of Mono	20	1	0	0	0	0	20	1
New Tecumseth	64	1	0	0	0	0	64	1
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	1,437	1,684	1,259	3,199	225	106	2,921	4,989
Oshawa CMA	207	264	9	4	0	0	216	268
Greater Toronto Area (GTA)	1,498	1,897	1,268	3,203	225	106	2,991	5,206

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	440	482	6,886	6,988	1,047	462	8,373	7,932
Toronto	76	95	3,714	4,765	1,047	421	4,837	5,281
East York	22	17	0	0	0	0	22	17
Etobicoke	104	82	1,599	1,466	0	0	1,703	1,548
North York	141	232	910	343	0	41	1,051	616
Scarborough	73	44	623	321	0	0	696	365
York	24	12	40	93	0	0	64	105
York Region	1,730	1,623	797	1,910	537	40	3,064	3,573
Aurora	419	264	2	77	0	0	421	341
East Gwillimbury	22	49	0	0	0	0	22	49
Georgina Township	188	47	0	0	0	0	188	47
King Township	94	107	6	15	0	0	100	122
Markham	371	289	471	460	306	0	1,148	749
Newmarket	207	0	0	23	231	16	438	39
Richmond Hill	145	296	28	0	0	0	173	296
Vaughan	224	448	136	1,273	0	24	360	1,745
Whitchurch-Stouffville	60	123	154	62	0	0	214	185
Peel Region	1,803	1,805	272	1,350	0	28	2,075	3,183
Brampton	1,447	1,495	9	220	0	28	1,456	1,743
Caledon	160	195	0	0	0	0	160	195
Mississauga	196	115	263	1,130	0	0	459	1,245
Halton Region	762	568	319	685	0	0	1,081	1,253
Burlington	14	27	154	8	0	0	168	35
Halton Hills	63	243	0	0	0	0	63	243
Milton	106	187	135	207	0	0	241	394
Oakville	579	111	30	470	0	0	609	581
Durham Region	712	795	170	116	239	320	1,121	1,231
Ajax	79	104	10	51	0	0	89	155
Brock	3	7	0	0	0	0	3	7
Clarington	110	168	159	8	143	0	412	176
Oshawa	402	330	0	0	96	310	498	640
Pickering	25	90	0	0	0	0	25	90
Scugog	4	1	0	0	0	0	4	1
Uxbridge	2	60	1	0	0	0	3	60
Whitby	87	35	0	57	0	10	87	102
Remainder of Toronto CMA	851	231	2	63	38	0	891	294
Bradford West Gwillimbury	324	94	0	0	0	0	324	94
Town of Mono	20	1	0	0	1	0	21	1
New Tecumseth	483	99	2	58	0	0	485	157
Orangeville	24	37	0	5	37	0	61	42
Toronto CMA	5,678	4,936	8,133	11,039	1,622	530	15,433	16,505
Oshawa CMA	599	533	159	65	239	320	997	918
Greater Toronto Area (GTA)	5,447	5,273	8,444	11,049	1,823	850	15,714	17,172

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Toronto City	86	72	2	20	18	17	1,817	2,350	1,923	2,459	-21.8
Toronto	10	14	0	6	0	17	939	2,350	949	2,387	-60.2
East York	7	2	0	2	0	0	0	0	7	4	75.0
Etobicoke	29	14	2	0	4	0	290	0	325	14	**
North York	25	32	0	0	14	0	566	0	605	32	**
Scarborough	15	10	0	0	0	0	22	0	37	10	**
York	0	0	0	12	0	0	0	0	0	12	-100.0
York Region	185	176	12	52	38	80	14	295	249	603	-58.7
Aurora	46	28	0	0	0	13	0	0	46	41	12.2
East Gwillimbury	8	5	0	0	0	0	0	0	8	5	60.0
Georgina Township	28	12	0	0	0	8	0	0	28	20	40.0
King Township	25	20	0	0	0	0	0	0	25	20	25.0
Markham	8	51	2	28	0	16	0	198	10	293	-96.6
Newmarket	11	5	10	0	0	0	0	0	21	5	**
Richmond Hill	17	23	0	10	14	19	0	0	31	52	-40.4
Vaughan	42	26	0	14	0	24	0	97	42	161	-73.9
Whitchurch-Stouffville	0	6	0	0	24	0	14	0	38	6	**
Peel Region	300	137	64	80	32	69	217	118	613	404	51.7
Brampton	236	124	48	80	32	51	205	0	521	255	104.3
Caledon	51	7	10	0	0	9	0	0	61	16	**
Mississauga	13	6	6	0	0	9	12	118	31	133	-76.7
Halton Region	132	85	0	14	68	37	334	115	534	251	112.7
Burlington	6	3	0	0	0	16	0	115	6	134	-95.5
Halton Hills	11	13	0	0	15	7	0	0	26	20	30.0
Milton	81	61	0	14	23	8	0	0	104	83	25.3
Oakville	34	8	0	0	30	6	334	0	398	14	**
Durham Region	129	165	4	0	29	17	0	0	162	182	-11.0
Ajax	15	20	0	0	15	6	0	0	30	26	15.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	41	51	2	0	4	0	0	0	47	51	-7.8
Oshawa	28	58	0	0	0	0	0	0	28	58	-51.7
Pickering	31	26	2	0	10	11	0	0	43	37	16.2
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	13	10	0	0	0	0	0	0	13	10	30.0
Remainder of Toronto CMA	71	63	10	10	47	15	0	0	128	88	45.5
Bradford West Gwillimbury	39	2	0	0	0	0	0	0	39	2	**
Town of Mono	6	3	0	0	0	0	0	0	6	3	100.0
New Tecumseth	26	52	10	10	0	0	0	0	36	62	-41.9
Orangeville	0	6	0	0	47	15	0	0	47	21	123.8
Toronto CMA	814	576	90	176	228	219	2,382	2,763	3,514	3,734	-5.9
Oshawa CMA	82	119	2	0	4	0	0	0	88	119	-26.1
Greater Toronto Area (GTA)	832	635	82	166	185	220	2,382	2,878	3,481	3,899	-10.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	328	332	64	62	77	40	5,987	20,021	6,456	20,455	-68.4
Toronto	53	75	4	30	3	21	3,060	12,002	3,120	12,128	-74.3
East York	25	14	0	4	0	5	0	0	25	23	8.7
Etobicoke	85	58	4	0	4	3	833	2,359	926	2,420	-61.7
North York	126	148	54	2	43	0	1,674	4,681	1,897	4,831	-60.7
Scarborough	25	34	0	12	27	11	420	530	472	587	-19.6
York	14	3	2	14	0	0	0	449	16	466	-96.6
York Region	1,188	1,195	84	228	759	641	879	1,807	2,910	3,871	-24.8
Aurora	260	101	4	0	153	13	35	0	452	114	**
East Gwillimbury	111	17	0	0	0	0	0	0	111	17	**
Georgina Township	95	89	2	0	6	25	0	0	103	114	-9.6
King Township	85	112	0	0	7	8	0	0	92	120	-23.3
Markham	128	336	20	166	81	230	168	938	397	1,670	-76.2
Newmarket	95	15	24	0	13	31	0	0	132	46	187.0
Richmond Hill	93	151	0	16	117	250	652	255	862	672	28.3
Vaughan	304	289	34	46	162	84	0	614	500	1,033	-51.6
Whitchurch-Stouffville	17	85	0	0	220	0	24	0	261	85	**
Peel Region	1,433	947	322	348	806	376	779	586	3,340	2,257	48.0
Brampton	1,155	799	226	332	732	166	617	103	2,730	1,400	95.0
Caledon	211	81	50	0	62	145	0	0	323	226	42.9
Mississauga	67	67	46	16	12	65	162	483	287	631	-54.5
Halton Region	627	475	2	20	263	395	569	229	1,461	1,119	30.6
Burlington	18	27	0	0	10	62	22	115	50	204	-75.5
Halton Hills	160	33	0	0	27	7	0	0	187	40	**
Milton	279	249	2	20	60	132	0	0	341	401	-15.0
Oakville	170	166	0	0	166	194	547	114	883	474	86.3
Durham Region	718	707	28	18	312	209	198	72	1,256	1,006	24.9
Ajax	81	216	0	0	33	110	0	0	114	326	-65.0
Brock	6	3	0	0	0	0	0	0	6	3	100.0
Clarington	177	181	2	0	81	20	0	0	260	201	29.4
Oshawa	255	161	16	0	66	26	198	72	535	259	106.6
Pickering	87	57	8	18	20	53	0	0	115	128	-10.2
Scugog	18	8	0	0	0	0	0	0	18	8	125.0
Uxbridge	21	9	2	0	0	0	0	0	23	9	155.6
Whitby	73	72	0	0	112	0	0	0	185	72	156.9
Remainder of Toronto CMA	403	347	20	20	51	37	1	0	475	404	17.6
Bradford West Gwillimbury	156	104	2	0	0	7	0	0	158	111	42.3
Town of Mono	82	69	0	0	0	0	1	0	83	69	20.3
New Tecumseth	151	149	18	20	4	3	0	0	173	172	0.6
Orangeville	14	25	0	0	47	27	0	0	61	52	17.3
Toronto CMA	4,150	3,551	502	696	1,999	1,590	8,193	22,528	14,844	28,365	-47.7
Oshawa CMA	505	414	18	0	259	46	198	72	980	532	84.2
Greater Toronto Area (GTA)	4,294	3,656	500	676	2,217	1,661	8,412	22,715	15,423	28,708	-46.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Toronto City	4	17	14	0	1,672	2,348	145	2
Toronto	0	17	0	0	834	2,348	105	2
East York	0	0	0	0	0	0	0	0
Etobicoke	4	0	0	0	290	0	0	0
North York	0	0	14	0	526	0	40	0
Scarborough	0	0	0	0	22	0	0	0
York	0	0	0	0	0	0	0	0
York Region	38	80	0	0	14	292	0	3
Aurora	0	13	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	16	0	0	0	195	0	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	14	19	0	0	0	0	0	0
Vaughan	0	24	0	0	0	97	0	0
Whitchurch-Stouffville	24	0	0	0	14	0	0	0
Peel Region	32	69	0	0	12	118	205	0
Brampton	32	51	0	0	0	0	205	0
Caledon	0	9	0	0	0	0	0	0
Mississauga	0	9	0	0	12	118	0	0
Halton Region	68	37	0	0	334	0	0	115
Burlington	0	16	0	0	0	0	0	115
Halton Hills	15	7	0	0	0	0	0	0
Milton	23	8	0	0	0	0	0	0
Oakville	30	6	0	0	334	0	0	0
Durham Region	29	17	0	0	0	0	0	0
Ajax	15	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	10	11	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	47	15	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	47	15	0	0	0	0	0	0
Toronto CMA	214	219	14	0	2,032	2,758	350	5
Oshawa CMA	4	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	171	220	14	0	2,032	2,758	350	120

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	63	40	14	0	5,609	19,101	378	920
Toronto	3	21	0	0	2,742	11,715	318	287
East York	0	5	0	0	0	0	0	0
Etobicoke	4	3	0	0	833	2,359	0	0
North York	29	0	14	0	1,614	4,681	60	0
Scarborough	27	11	0	0	420	346	0	184
York	0	0	0	0	0	0	0	449
York Region	759	641	0	0	677	1,803	202	4
Aurora	153	13	0	0	35	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	25	0	0	0	0	0	0
King Township	7	8	0	0	0	0	0	0
Markham	81	230	0	0	168	934	0	4
Newmarket	13	31	0	0	0	0	0	0
Richmond Hill	117	250	0	0	450	255	202	0
Vaughan	162	84	0	0	0	614	0	0
Whitchurch-Stouffville	220	0	0	0	24	0	0	0
Peel Region	806	376	0	0	293	586	486	0
Brampton	732	166	0	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	12	65	0	0	162	483	0	0
Halton Region	263	395	0	0	569	114	0	115
Burlington	10	62	0	0	22	0	0	115
Halton Hills	27	7	0	0	0	0	0	0
Milton	60	132	0	0	0	0	0	0
Oakville	166	194	0	0	547	114	0	0
Durham Region	312	209	0	0	0	0	198	72
Ajax	33	110	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	81	20	0	0	0	0	0	0
Oshawa	66	26	0	0	0	0	198	72
Pickering	20	53	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	112	0	0	0	0	0	0	0
Remainder of Toronto CMA	51	37	0	0	0	0	1	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	4	3	0	0	0	0	0	0
Orangeville	47	27	0	0	0	0	0	0
Toronto CMA	1,985	1,590	14	0	7,126	21,604	1,067	924
Oshawa CMA	259	46	0	0	0	0	198	72
Greater Toronto Area (GTA)	2,203	1,661	14	0	7,148	21,604	1,264	1,111

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Toronto City	92	109	1,672	2,348	159	2	1,923	2,459
Toronto	10	37	834	2,348	105	2	949	2,387
East York	7	4	0	0	0	0	7	4
Etobicoke	35	14	290	0	0	0	325	14
North York	25	32	526	0	54	0	605	32
Scarborough	15	10	22	0	0	0	37	10
York	0	12	0	0	0	0	0	12
York Region	219	308	30	292	0	3	249	603
Aurora	46	41	0	0	0	0	46	41
East Gwillimbury	8	5	0	0	0	0	8	5
Georgina Township	28	20	0	0	0	0	28	20
King Township	25	20	0	0	0	0	25	20
Markham	10	95	0	195	0	3	10	293
Newmarket	21	5	0	0	0	0	21	5
Richmond Hill	31	52	0	0	0	0	31	52
Vaughan	42	64	0	97	0	0	42	161
Whitchurch-Stouffville	8	6	30	0	0	0	38	6
Peel Region	396	264	12	140	205	0	613	404
Brampton	316	242	0	13	205	0	521	255
Caledon	61	16	0	0	0	0	61	16
Mississauga	19	6	12	127	0	0	31	133
Halton Region	182	122	352	14	0	115	534	251
Burlington	6	5	0	14	0	115	6	134
Halton Hills	26	20	0	0	0	0	26	20
Milton	104	83	0	0	0	0	104	83
Oakville	46	14	352	0	0	0	398	14
Durham Region	162	175	0	6	0	1	162	182
Ajax	30	20	0	6	0	0	30	26
Brock	0	0	0	0	0	0	0	0
Clarington	47	51	0	0	0	0	47	51
Oshawa	28	57	0	0	0	1	28	58
Pickering	43	37	0	0	0	0	43	37
Scugog	1	0	0	0	0	0	1	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	10	0	0	0	0	13	10
Remainder of Toronto CMA	116	88	12	0	0	0	128	88
Bradford West Gwillimbury	39	2	0	0	0	0	39	2
Town of Mono	6	3	0	0	0	0	6	3
New Tecumseth	29	62	7	0	0	0	36	62
Orangeville	42	21	5	0	0	0	47	21
Toronto CMA	1,072	943	2,078	2,786	364	5	3,514	3,734
Oshawa CMA	88	118	0	0	0	1	88	119
Greater Toronto Area (GTA)	1,051	978	2,066	2,800	364	121	3,481	3,899

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	422	416	5,642	19,117	392	922	6,456	20,455
Toronto	57	126	2,745	11,715	318	287	3,120	12,128
East York	25	21	0	0	0	2	25	23
Etobicoke	93	58	833	2,362	0	0	926	2,420
North York	179	148	1,644	4,683	74	0	1,897	4,831
Scarborough	52	46	420	357	0	184	472	587
York	16	17	0	0	0	449	16	466
York Region	1,772	2,044	936	1,823	202	4	2,910	3,871
Aurora	417	114	35	0	0	0	452	114
East Gwillimbury	111	17	0	0	0	0	111	17
Georgina Township	103	114	0	0	0	0	103	114
King Township	85	120	7	0	0	0	92	120
Markham	229	732	168	934	0	4	397	1,670
Newmarket	119	35	13	11	0	0	132	46
Richmond Hill	210	416	450	256	202	0	862	672
Vaughan	358	411	142	622	0	0	500	1,033
Whitchurch-Stouffville	140	85	121	0	0	0	261	85
Peel Region	2,484	1,606	370	651	486	0	3,340	2,257
Brampton	2,045	1,281	199	119	486	0	2,730	1,400
Caledon	323	226	0	0	0	0	323	226
Mississauga	116	99	171	532	0	0	287	631
Halton Region	854	850	607	154	0	115	1,461	1,119
Burlington	18	49	32	40	0	115	50	204
Halton Hills	187	40	0	0	0	0	187	40
Milton	341	401	0	0	0	0	341	401
Oakville	308	360	575	114	0	0	883	474
Durham Region	938	859	120	74	198	73	1,256	1,006
Ajax	96	252	18	74	0	0	114	326
Brock	6	3	0	0	0	0	6	3
Clarington	244	201	16	0	0	0	260	201
Oshawa	337	186	0	0	198	73	535	259
Pickering	115	128	0	0	0	0	115	128
Scugog	18	8	0	0	0	0	18	8
Uxbridge	23	9	0	0	0	0	23	9
Whitby	99	72	86	0	0	0	185	72
Remainder of Toronto CMA	452	392	22	12	1	0	475	404
Bradford West Gwillimbury	158	111	0	0	0	0	158	111
Town of Mono	82	66	0	3	1	0	83	69
New Tecumseth	156	163	17	9	0	0	173	172
Orangeville	56	52	5	0	0	0	61	52
Toronto CMA	6,200	5,648	7,563	21,791	1,081	926	14,844	28,365
Oshawa CMA	680	459	102	0	198	73	980	532
Greater Toronto Area (GTA)	6,470	5,775	7,675	21,819	1,278	1,114	15,423	28,708

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2016	0	0.0	0	0.0	3	4.8	12	19.0	48	76.2	63	1,845,000	1,746,841
May 2015	0	0.0	1	1.7	1	1.7	9	15.0	49	81.7	60	1,970,000	2,085,217
Year-to-date 2016	1	0.3	0	0.0	10	3.5	26	9.0	251	87.2	288	2,000,000	1,975,972
Year-to-date 2015	1	0.4	8	3.1	3	1.2	23	8.9	224	86.5	259	2,000,000	2,029,228
Toronto													
May 2016	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
May 2015	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	10	27.0	27	73.0	37	-	-
East York													
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	2	22.2	2	22.2	5	55.6	9	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Etobicoke													
May 2016	0	0.0	0	0.0	0	0.0	1	4.8	20	95.2	21	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	1,287,500
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	1.3	75	98.7	76	-	1,685,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	-	1,287,500
North York													
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.7	0	0.0	136	99.3	137	-	1,938,462
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	130	100.0	130	-	-
Scarborough													
May 2016	0	0.0	0	0.0	3	18.8	10	62.5	3	18.8	16	-	-
May 2015	0	0.0	1	9.1	1	9.1	8	72.7	1	9.1	11	-	-
Year-to-date 2016	1	4.0	0	0.0	7	28.0	13	52.0	4	16.0	25	-	-
Year-to-date 2015	1	3.6	8	28.6	3	10.7	12	42.9	4	14.3	28	-	562,857
York													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	42.1	11	57.9	19	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2016	8	4.3	34	18.4	11	5.9	30	16.2	102	55.1	185	1,120,000	1,121,902
May 2015	15	8.5	30	17.0	65	36.9	30	17.0	36	20.5	176	735,000	857,552
Year-to-date 2016	84	7.1	187	15.7	210	17.7	292	24.6	415	34.9	1,188	855,000	962,656
Year-to-date 2015	93	7.8	180	15.1	229	19.2	350	29.3	342	28.6	1,194	885,000	937,642
Aurora													
May 2016	0	0.0	0	0.0	3	6.5	20	43.5	23	50.0	46	1,027,500	1,000,338
May 2015	0	0.0	0	0.0	28	100.0	0	0.0	0	0.0	28	732,500	729,334
Year-to-date 2016	0	0.0	0	0.0	40	15.3	153	58.4	69	26.3	262	880,000	929,525
Year-to-date 2015	0	0.0	6	5.9	44	43.6	38	37.6	13	12.9	101	772,500	895,121
East Gwillimbury													
May 2016	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	-	621,240
May 2015	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	466,990
Year-to-date 2016	34	30.6	56	50.5	20	18.0	0	0.0	1	0.9	111	610,000	581,684
Year-to-date 2015	12	70.6	4	23.5	1	5.9	0	0.0	0	0.0	17	-	466,990
Georgina Township													
May 2016	7	25.0	21	75.0	0	0.0	0	0.0	0	0.0	28	530,000	521,204
May 2015	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	400,000	410,070
Year-to-date 2016	34	35.8	54	56.8	2	2.1	3	3.2	2	2.1	95	525,000	552,422
Year-to-date 2015	76	85.4	4	4.5	5	5.6	1	1.1	3	3.4	89	395,000	458,447
King Township													
May 2016	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	1,055,000	1,120,667
May 2015	0	0.0	0	0.0	0	0.0	8	40.0	12	60.0	20	1,167,500	1,232,440
Year-to-date 2016	0	0.0	0	0.0	1	1.1	16	18.4	70	80.5	87	1,300,000	1,346,553
Year-to-date 2015	0	0.0	0	0.0	3	2.7	39	34.5	71	62.8	113	1,185,000	1,221,871
Markham													
May 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	1,030,967
May 2015	0	0.0	15	30.0	17	34.0	13	26.0	5	10.0	50	720,000	769,666
Year-to-date 2016	14	11.4	25	20.3	33	26.8	11	8.9	40	32.5	123	760,000	931,637
Year-to-date 2015	0	0.0	57	17.0	97	29.0	136	40.6	45	13.4	335	880,000	882,087
Newmarket													
May 2016	0	0.0	6	54.5	5	45.5	0	0.0	0	0.0	11	650,000	662,056
May 2015	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	755,500
Year-to-date 2016	0	0.0	21	22.1	35	36.8	31	32.6	8	8.4	95	780,000	781,460
Year-to-date 2015	1	6.7	0	0.0	12	80.0	2	13.3	0	0.0	15	-	773,543
Richmond Hill													
May 2016	0	0.0	0	0.0	1	5.6	0	0.0	17	94.4	18	2,530,000	2,453,706
May 2015	0	0.0	4	17.4	5	21.7	0	0.0	14	60.9	23	1,310,000	1,249,261
Year-to-date 2016	0	0.0	0	0.0	13	13.8	30	31.9	51	54.3	94	1,015,000	1,510,805
Year-to-date 2015	1	0.7	11	7.4	26	17.6	43	29.1	67	45.3	148	960,000	1,104,174
Vaughan													
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	1,247,500	1,316,425
May 2015	0	0.0	8	30.8	4	15.4	9	34.6	5	19.2	26	812,500	879,950
Year-to-date 2016	1	0.3	23	7.6	64	21.1	47	15.5	168	55.4	303	1,135,000	1,050,119
Year-to-date 2015	1	0.3	40	13.8	18	6.2	90	31.1	140	48.4	289	1,000,000	1,075,074
Whitchurch-Stouffville													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	1	14.3	6	85.7	0	0.0	0	0.0	7	-	675,823
Year-to-date 2016	1	5.6	8	44.4	2	11.1	1	5.6	6	33.3	18	-	911,833
Year-to-date 2015	2	2.3	58	66.7	23	26.4	1	1.1	3	3.4	87	600,000	635,591

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2016	17	5.7	55	18.3	104	34.7	75	25.0	49	16.3	300	735,000	825,769
May 2015	8	5.9	66	48.5	56	41.2	2	1.5	4	2.9	136	640,000	663,651
Year-to-date 2016	114	7.9	454	31.4	507	35.1	237	16.4	134	9.3	1,446	685,000	742,578
Year-to-date 2015	164	17.5	389	41.6	246	26.3	60	6.4	77	8.2	936	620,000	670,869
Brampton													
May 2016	16	6.8	54	22.9	59	25.0	71	30.1	36	15.3	236	770,000	803,952
May 2015	8	6.5	65	52.8	50	40.7	0	0.0	0	0.0	123	640,000	633,717
Year-to-date 2016	111	9.5	436	37.3	342	29.3	205	17.6	74	6.3	1,168	665,000	705,356
Year-to-date 2015	164	20.9	352	44.8	214	27.2	39	5.0	17	2.2	786	605,000	612,848
Caledon													
May 2016	1	2.0	1	2.0	45	88.2	1	2.0	3	5.9	51	690,000	708,586
May 2015	0	0.0	1	14.3	6	85.7	0	0.0	0	0.0	7	-	715,614
Year-to-date 2016	3	1.4	18	8.5	165	78.2	9	4.3	16	7.6	211	685,000	734,940
Year-to-date 2015	0	0.0	37	44.6	32	38.6	9	10.8	5	6.0	83	675,000	698,787
Mississauga													
May 2016	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	1,450,000	1,681,538
May 2015	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	1,216,667
Year-to-date 2016	0	0.0	0	0.0	0	0.0	23	34.3	44	65.7	67	1,150,000	1,415,521
Year-to-date 2015	0	0.0	0	0.0	0	0.0	12	17.9	55	82.1	67	1,250,000	1,316,954
Halton Region													
May 2016	0	0.0	51	38.9	41	31.3	22	16.8	17	13.0	131	745,000	836,731
May 2015	4	4.7	60	70.6	5	5.9	8	9.4	8	9.4	85	535,000	655,250
Year-to-date 2016	1	0.2	178	28.2	201	31.9	157	24.9	94	14.9	631	770,000	900,920
Year-to-date 2015	37	7.9	213	45.6	48	10.3	72	15.4	97	20.8	467	572,500	878,000
Burlington													
May 2016	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	1,491,683
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	2	10.5	4	21.1	13	68.4	19	-	1,491,683
Year-to-date 2015	0	0.0	1	4.2	4	16.7	1	4.2	18	75.0	24	-	1,508,499
Halton Hills													
May 2016	0	0.0	1	9.1	5	45.5	4	36.4	1	9.1	11	790,000	856,572
May 2015	0	0.0	4	30.8	5	38.5	2	15.4	2	15.4	13	690,000	810,846
Year-to-date 2016	0	0.0	15	9.4	77	48.1	67	41.9	1	0.6	160	790,000	793,826
Year-to-date 2015	0	0.0	6	18.2	10	30.3	7	21.2	10	30.3	33	790,000	908,183
Milton													
May 2016	0	0.0	50	61.7	27	33.3	4	4.9	0	0.0	81	640,000	667,648
May 2015	4	6.6	56	91.8	0	0.0	1	1.6	0	0.0	61	525,000	538,734
Year-to-date 2016	1	0.4	163	58.4	93	33.3	19	6.8	3	1.1	279	645,000	671,604
Year-to-date 2015	35	14.1	205	82.3	0	0.0	2	0.8	7	2.8	249	520,000	566,343
Oakville													
May 2016	0	0.0	0	0.0	9	27.3	12	36.4	12	36.4	33	870,000	1,126,055
May 2015	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	-	1,220,214
Year-to-date 2016	0	0.0	0	0.0	29	16.8	67	38.7	77	44.5	173	940,000	1,349,299
Year-to-date 2015	2	1.2	1	0.6	34	21.1	62	38.5	62	38.5	161	982,500	1,276,243

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2016	51	41.8	48	39.3	20	16.4	3	2.5	0	0.0	122	530,000	543,919
May 2015	76	46.6	58	35.6	17	10.4	11	6.7	1	0.6	163	510,000	530,281
Year-to-date 2016	283	41.9	262	38.8	106	15.7	22	3.3	3	0.4	676	525,000	541,933
Year-to-date 2015	359	51.9	225	32.5	78	11.3	25	3.6	5	0.7	692	490,000	517,543
Ajax													
May 2016	0	0.0	5	31.3	11	68.8	0	0.0	0	0.0	16	665,000	670,701
May 2015	7	31.8	5	22.7	10	45.5	0	0.0	0	0.0	22	632,500	602,250
Year-to-date 2016	4	4.9	44	54.3	33	40.7	0	0.0	0	0.0	81	620,000	619,351
Year-to-date 2015	97	44.5	70	32.1	47	21.6	4	1.8	0	0.0	218	512,500	543,148
Brock													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
May 2016	16	44.4	18	50.0	0	0.0	2	5.6	0	0.0	36	505,000	516,247
May 2015	34	66.7	13	25.5	4	7.8	0	0.0	0	0.0	51	420,000	455,559
Year-to-date 2016	81	50.0	73	45.1	3	1.9	5	3.1	0	0.0	162	500,000	500,482
Year-to-date 2015	130	73.0	36	20.2	10	5.6	2	1.1	0	0.0	178	395,000	438,424
Oshawa													
May 2016	15	55.6	11	40.7	1	3.7	0	0.0	0	0.0	27	470,000	492,815
May 2015	33	57.9	22	38.6	2	3.5	0	0.0	0	0.0	57	490,000	490,550
Year-to-date 2016	136	53.5	105	41.3	11	4.3	2	0.8	0	0.0	254	490,000	500,759
Year-to-date 2015	93	58.1	62	38.8	4	2.5	1	0.6	0	0.0	160	485,000	484,862
Pickering													
May 2016	16	51.6	13	41.9	2	6.5	0	0.0	0	0.0	31	500,000	531,165
May 2015	0	0.0	12	52.2	0	0.0	10	43.5	1	4.3	23	590,000	712,069
Year-to-date 2016	18	20.7	28	32.2	34	39.1	7	8.0	0	0.0	87	620,000	628,475
Year-to-date 2015	5	9.3	25	46.3	7	13.0	15	27.8	2	3.7	54	580,000	681,674
Scugog													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	16	76.2	4	19.0	0	0.0	1	4.8	0	0.0	21	390,000	414,689
Year-to-date 2015	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	-	-
Whitby													
May 2016	4	33.3	1	8.3	6	50.0	1	8.3	0	0.0	12	670,000	605,825
May 2015	2	20.0	6	60.0	1	10.0	1	10.0	0	0.0	10	520,000	561,382
Year-to-date 2016	28	39.4	8	11.3	25	35.2	7	9.9	3	4.2	71	602,500	625,359
Year-to-date 2015	27	37.0	30	41.1	10	13.7	3	4.1	3	4.1	73	530,000	584,219

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2016	23	29.5	49	62.8	6	7.7	0	0.0	0	0.0	78	552,500	544,956
May 2015	55	85.9	6	9.4	1	1.6	1	1.6	1	1.6	64	435,000	427,354
Year-to-date 2016	99	25.2	225	57.3	58	14.8	9	2.3	2	0.5	393	555,000	571,166
Year-to-date 2015	243	70.4	69	20.0	30	8.7	2	0.6	1	0.3	345	445,000	473,566
Bradford West Gwillimbury													
May 2016	0	0.0	36	94.7	2	5.3	0	0.0	0	0.0	38	577,500	585,014
May 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	32	21.9	108	74.0	6	4.1	0	0.0	0	0.0	146	575,000	566,462
Year-to-date 2015	76	73.1	24	23.1	3	2.9	0	0.0	1	1.0	104	460,000	483,367
Town of Mono													
May 2016	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	-	637,067
May 2015	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2016	11	13.4	30	36.6	32	39.0	8	9.8	1	1.2	82	645,000	665,078
Year-to-date 2015	6	9.0	37	55.2	23	34.3	1	1.5	0	0.0	67	650,000	651,822
New Tecumseth													
May 2016	23	67.6	9	26.5	2	5.9	0	0.0	0	0.0	34	470,000	483,930
May 2015	48	92.3	4	7.7	0	0.0	0	0.0	0	0.0	52	435,000	422,894
Year-to-date 2016	52	34.4	84	55.6	14	9.3	0	0.0	1	0.7	151	520,000	528,447
Year-to-date 2015	141	94.6	6	4.0	1	0.7	1	0.7	0	0.0	149	390,000	401,069
Orangeville													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	6	85.7	0	0.0	1	14.3	0	0.0	0	0.0	7	-	460,486
Year-to-date 2016	4	28.6	3	21.4	6	42.9	1	7.1	0	0.0	14	-	-
Year-to-date 2015	20	80.0	2	8.0	3	12.0	0	0.0	0	0.0	25	-	428,910
Toronto CMA													
May 2016	64	8.0	207	25.9	178	22.3	137	17.2	212	26.6	798	760,000	921,928
May 2015	89	15.8	180	31.9	138	24.5	60	10.6	97	17.2	564	660,000	849,258
Year-to-date 2016	337	8.2	1,120	27.2	1,051	25.5	725	17.6	883	21.5	4,116	725,000	892,335
Year-to-date 2015	647	18.7	955	27.6	606	17.5	525	15.2	725	21.0	3,458	675,000	858,258
Oshawa CMA													
May 2016	35	46.7	30	40.0	7	9.3	3	4.0	0	0.0	75	505,000	522,144
May 2015	69	58.5	41	34.7	7	5.9	1	0.8	0	0.0	118	485,000	481,429
Year-to-date 2016	245	50.3	186	38.2	39	8.0	14	2.9	3	0.6	487	500,000	518,833
Year-to-date 2015	250	60.8	128	31.1	24	5.8	6	1.5	3	0.7	411	470,000	482,398
Greater Toronto Area													
May 2016	76	9.5	188	23.5	179	22.3	142	17.7	216	27.0	801	760,000	925,472
May 2015	103	16.6	215	34.7	144	23.2	60	9.7	98	15.8	620	640,000	820,583
Year-to-date 2016	483	11.4	1,081	25.6	1,034	24.5	734	17.4	897	21.2	4,229	710,000	880,191
Year-to-date 2015	654	18.4	1,015	28.6	604	17.0	530	14.9	745	21.0	3,548	670,000	857,687

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2016						
Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	1,746,841	2,085,217	-16.2	1,975,972	2,029,228	-2.6
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	1,287,500	n/a	1,685,000	1,287,500	30.9
North York	-	-	n/a	1,938,462	-	n/a
Scarborough	-	-	n/a	-	562,857	n/a
York	-	-	n/a	-	-	n/a
York Region	1,121,902	857,552	30.8	962,656	937,642	2.7
Aurora	1,000,338	729,334	37.2	929,525	895,121	3.8
East Gwillimbury	621,240	466,990	33.0	581,684	466,990	24.6
Georgina Township	521,204	410,070	27.1	552,422	458,447	20.5
King Township	1,120,667	1,232,440	-9.1	1,346,553	1,221,871	10.2
Markham	1,030,967	769,666	33.9	931,637	882,087	5.6
Newmarket	662,056	755,500	-12.4	781,460	773,543	1.0
Richmond Hill	2,453,706	1,249,261	96.4	1,510,805	1,104,174	36.8
Vaughan	1,316,425	879,950	49.6	1,050,119	1,075,074	-2.3
Whitchurch-Stouffville	-	675,823	n/a	911,833	635,591	43.5
Peel Region	825,769	663,651	24.4	742,578	670,869	10.7
Brampton	803,952	633,717	26.9	705,356	612,848	15.1
Caledon	708,586	715,614	-1.0	734,940	698,787	5.2
Mississauga	1,681,538	1,216,667	38.2	1,415,521	1,316,954	7.5
Halton Region	836,731	655,250	27.7	900,920	878,000	2.6
Burlington	1,491,683	-	n/a	1,491,683	1,508,499	-1.1
Halton Hills	856,572	810,846	5.6	793,826	908,183	-12.6
Milton	667,648	538,734	23.9	671,604	566,343	18.6
Oakville	1,126,055	1,220,214	-7.7	1,349,299	1,276,243	5.7
Durham Region	543,919	530,281	2.6	541,933	517,543	4.7
Ajax	670,701	602,250	11.4	619,351	543,148	14.0
Brock	-	-	n/a	-	-	n/a
Clarington	516,247	455,559	13.3	500,482	438,424	14.2
Oshawa	492,815	490,550	0.5	500,759	484,862	3.3
Pickering	531,165	712,069	-25.4	628,475	681,674	-7.8
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	414,689	-	n/a
Whitby	605,825	561,382	7.9	625,359	584,219	7.0
Remainder of Toronto CMA	544,956	427,354	27.5	571,166	473,566	20.6
Bradford West Gwillimbury	585,014	-	n/a	566,462	483,367	17.2
Town of Mono	637,067	-	n/a	665,078	651,822	2.0
New Tecumseth	483,930	422,894	14.4	528,447	401,069	31.8
Orangeville	-	460,486	n/a	-	428,910	n/a
Toronto CMA	921,928	849,258	8.6	892,335	858,258	4.0
Oshawa CMA	522,144	481,429	8.5	518,833	482,398	7.6
Greater Toronto Area (GTA)	925,472	820,583	12.8	880,191	857,687	2.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Toronto Area
May 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	4,355	5.3	7,895	9,596	13,437	58.8	552,575	4.9	574,080
	February	6,338	10.6	8,060	10,503	12,741	63.3	596,163	7.8	591,393
	March	8,940	10.6	8,190	15,531	13,472	60.8	613,933	10.1	603,060
	April	11,303	16.5	8,426	18,117	13,401	62.9	635,932	10.0	609,392
	May	11,706	5.7	8,859	18,697	13,493	65.7	649,599	11.0	616,817
	June	11,992	17.8	8,803	17,746	13,528	65.1	639,184	12.3	623,288
	July	9,880	7.4	8,636	14,699	13,341	64.7	609,236	10.6	622,225
	August	7,998	5.2	8,555	12,628	13,677	62.6	602,607	10.3	627,462
	September	8,200	1.9	8,325	16,077	13,503	61.7	627,395	9.4	627,765
	October	8,804	2.9	8,568	13,339	13,580	63.1	630,876	7.4	627,259
	November	7,385	13.3	8,868	9,609	13,443	66.0	632,685	9.5	636,682
	December	4,945	11.2	8,662	4,783	13,710	63.2	609,110	9.4	639,873
2016	January	4,672	7.3	9,034	8,957	13,229	68.3	631,092	14.2	657,820
	February	7,621	20.2	9,273	11,275	12,991	71.4	685,278	14.9	679,067
	March	10,326	15.5	9,197	14,864	12,570	73.2	688,181	12.1	677,221
	April	12,085	6.9	9,148	16,252	12,224	74.8	739,082	16.2	703,072
	May	12,870	9.9	9,184	17,412	12,139	75.7	751,908	15.7	708,834
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	Q1 2016	22,619	15.2		35,096			675,411	13.6	
	YTD 2015	42,642	10.1		72,444			620,648	9.5	
	YTD 2016	47,574	11.6		68,760			712,279	14.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Durham Region May 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	487	6.1	875	818	1,226	71.4	409,814	4.5	420,021
	February	699	17.9	883	1,028	1,224	72.1	420,532	13.6	422,189
	March	1,043	15.9	931	1,427	1,198	77.7	428,876	13.8	426,280
	April	1,250	14.7	941	1,692	1,247	75.5	437,473	13.2	428,602
	May	1,259	-0.7	972	1,734	1,260	77.1	445,611	15.0	435,762
	June	1,416	27.7	1,077	1,693	1,286	83.7	451,400	14.7	439,803
	July	1,120	5.4	961	1,412	1,240	77.5	448,585	14.1	441,918
	August	940	8.3	951	1,262	1,294	73.5	443,912	15.0	444,642
	September	925	-0.5	927	1,417	1,252	74.0	435,075	9.4	437,640
	October	941	1.3	944	1,211	1,267	74.5	440,623	12.8	446,180
	November	757	9.7	934	914	1,267	73.7	448,454	12.5	450,713
	December	531	19.6	971	470	1,317	73.7	444,415	15.6	461,023
2016	January	481	-1.2	888	739	1,184	75.0	440,771	7.6	451,852
	February	808	15.6	974	990	1,165	83.6	489,780	16.5	489,055
	March	1,111	6.5	985	1,386	1,166	84.5	489,151	14.1	485,895
	April	1,265	1.2	958	1,524	1,153	83.1	515,212	17.8	502,228
	May	1,360	8.0	999	1,662	1,164	85.8	527,235	18.3	511,096
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	Q1 2016	2,400	7.7		3,115			479,667	13.6	
	YTD 2015	4,738	9.9		6,699			432,401	12.9	
	YTD 2016	5,025	6.1		6,301			501,489	16.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
May 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64		131.2	3,222	7.3	67.2	991
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64		131.2	213.3	5.6	69.3	963
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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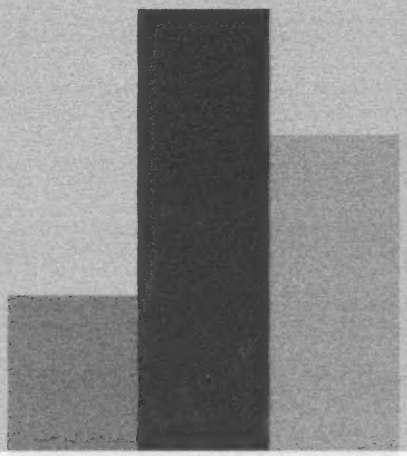

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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- Monthly Housing Statistics
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